STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $137,000.00.

Subscribed and sworn to before me, this 30th day of July, 2015.

Affiant

My Commission Expires:
3-7-2017

Notary Public

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150063880 DEEDWARR
Recvd: 08/04/15 08:23 2 pgs
Fees:13.00 Taxes:506.90
20150804-0076802

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TN 37138

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
MICHAEL STEVEN OTT, unmarried 1400 TURNER STREET OLD HICKORY, TN 37138 MAP & PARCEL NO. 053-03-0-269.00	MICHAEL STEVEN OTT 810 RIVERSIDE RD OLD HICKORY, TN 37138

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CAROLYN KLUSER, married,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

MICHAEL STEVEN OTT, unmarried,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND in Davidson County, Tennessee, being Lot No. 143, Section "B" on the Plan of E.I. Dupont de Nemours and Company's Subdivision of the Village of Old Hickory, of record in Plat Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael S. Ott, unmarried and Carolyn Kluser, married, by Quitclaim Deed from Michael S. Ott, unmarried, and Carolyn Kluser, married to Roberrt Stoppenbach, dated July 6, 2012, and filed of record on July 30, 2012, in Instrument No. 20120730-0067165, Register's Office for Davidson County, Tennessee. See also Deed of record in Instrument No. 20070416-0045181, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2015, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 1424, PAGE 67; AND (C) ALL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, IN SO FAR AS IN FORCE APPLICABLE; AND (D) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 1400 TURNER STREET, OLD HICKORY, TN 37138

THIS PROPERTY IS NOT A MARITAL RESIDENCE, HAS NOT BEEN RESIDED IN BY GRANTOR, HER SPOUSE OR ANY DEPENDENT CHILDREN, AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER OR MARITAL INTEREST AS CONTEMPLATED BY T.C.A. 26-2-307 OR OTHER SIMILAR STATUTE.

THIS DOCUMENT WAS PREPARED BY INFORMATION SUPPLIED BY THE PARTIES. NO WARRANTY OR GUARANTEE IS MADE BY TAYLOR TITLE & ESCROW, INC. AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED, OR OF RECORD TITLE, DEFECTS OR LIENS THEREOF, OR OF THE CONDITION OF THE PREMISES DESCRIBED HEREIN.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER. WHEREVER USED, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

WITNESS MY HAND THIS 30TH DAY OF JULY, 2015.

Carolyn Kluser

CAROLYN KLUSER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2015, before me personally appeared Carolyn Kluser, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal.

My Commission Expires:

3-7-2017

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jamie L. Taylor

Notary Public

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WARRANTY DEED

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