THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:-

**W. AARON FORTNER, PLLC**
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160012434 DEEDWARR
Recvd: 02/16/16 11:01 2 pgs
Fees:13.00 Taxes:547.60
20160216-0014240

# WARRANTY DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Jeri H. Jackson<br>5904 Retriever Court<br>Antioch, Tennessee 37013 | NEW OWNER | 172-08-OA-077.00 CO |

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **DAVID B. OTT, MARRIED**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Jeri H. Jackson, an unmarried woman**, hereinafter called the Grantee, her heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Section Two-B, Hunters Branch of record in Plat Book 6900, Page 336 and 337, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to David B. Ott, unmarried, by Warranty Deed, from Susan M. Darrah, unmarried, of record in Instrument No. 20050520-0057395, dated 5/16/2005, Register's Office for Davidson County, Tennessee.

David B. Ott has since married, but has never resided at this property as his marital residence with his wife.

This is improved property known as **5904 Retriever Court, Antioch, Tennessee 37013 .**

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **12th** day of **February, 2016**:

**David B. Ott**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DAVID B. OTT**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of February, 2016.

Notary Public

My Commission Expires: 5/23/18

W. AARON FORTNER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $148,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th DAY OF FEBRUARY, 2016:

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY