Davidson County	DEEDWARR
Recvd: 04/19/16 13:54	2 pgs
Fees:13.00 Taxes:2497.50	
20160419-0037802	

WARRANTY DEED

HEATHER F. S. FLEMING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

HEATHER F. S. FLEMING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

Y-VRES-16-606A-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

GRN-161501

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher J. Ott	Sirva Mortgage Inc	
(NAME)	(NAME)	**081-12-0R-001.00**
606 A Hume Street	6200 Oak Tree Blvd Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208-2241	Independence, OH 44143	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **LAUREN L. TAYLOR, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER J. OTT, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A of Homes at Hume, as established by the Declaration of Covenants, Conditions and Restrictions for Homes at Hume, of record in Instrument No. 20130419-0039327, and amended in Instrument No. 20131001-0102981, in the Register's Office for Davidson, Tennessee, said Unit being shown on the Plat attached as Exhibit B to said Declaration, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lauren L. Taylor, a single person by Warranty deed from Kenner & Mclean Development Group, Inc. of record in Instrument No. 20131003-0104175 Register's Office for Davidson County, Tennessee, dated October 2, 2013 and recorded on October 3, 2013.

This conveyance is subject to:
- Taxes for the year 2016.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 9, Register's Office for Davidson County, Tennessee.
- Plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20130419-0039327, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20130419-0039327, and amended in Instrument No. 20131001-0102981, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **606 A Hume Street, Nashville, Tennessee 37208-2241**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 15 DAY OF APRIL, 2016.

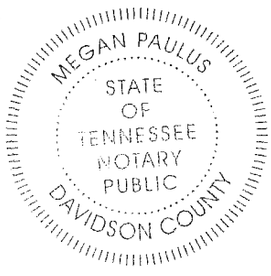
Lauren L. Taylor by John Gleaves, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LAUREN L. TAYLOR, and who acknowledged he/she/they executed the same as the free act and deed of the said LAUREN L. TAYLOR.

Witness my hand and official seal, this the 15th of April, 2016.

Megan Paulus
Notary Public
My Commission Expires: 5/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Shelly M Smith

Commission Expires
4-24-2018