BILL GARRETT, Davidson County
Trans:T20160050701 DEEDWARR
Recvd: 06/15/16 12:18 2 pgs
Fees:13.00 Taxes:1409.70
20160615-0060589

WARRANTY DEED

O-VRES-16-6524-T

AMY DIETERLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $381,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-11-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel Ott and Kelly Ott	New Owner	
(NAME)	(NAME)	**155-16-0A-376-00-CO**
6524 Buttercup Drive	6524 Buttercup Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-4159	Nashville, TN 37221	
(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, **WILLIAM MASSEY AND KELLY MASSEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DANIEL OTT AND KELLY OTT, HUSBAND AND WIFE,** 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 Lot No. 376 on the Plan of Traceside, Section 11 of record in Plat at Instrument No. 20000922-0094253, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Massey and Kelly Massey, husband and wife by Special Warranty deed from SunTrust Bank of record in Instrument No. 20140521-0043722 Register's Office for Davidson County, Tennessee, dated May 08, 2014 and recorded on May 21, 2014.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable;
- Subject to all matters shown on the Plan of record as Instrument Number 20000922-0094253, Register's Office of Davidson County, Tennessee;
- All matters shown on the Boundary Plan in Book 11700, pages 59 thru 61, Register' s Office for Davidson County, Tennessee;
- Restrictions of record in Book 9236, page 504 and Book 11483, page 98, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Traceside of record in Book 9435, Page 493, amended in Book 9677, page 675, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20010116-0004786 as amended of record in Instrument No. 20020111-0004996, and Instrument No. 20020116-0006610, Register's Office for Davidson County, Tennessee;
- By-Laws of record in Book 9668, page 899, Register' s Office for Davidson County, Tennessee;
- Charter of HOA in Book 9668, page 894, Register' s Office for Davidson County, Tennessee;
- Landscape Agreement in Book 10355, page 859, Register' s Office for Davidson County, Tennessee;
- Agreement for Dedication of Easement for Water Line in Book 7598, page 747, Register' s Office for Davidson County, Tennessee;
- Cambron Property prohibition and non-use agreement concerning Traceside common areas and elements as of record as Instrument Number 20001114-0112667, Registers Office for Davidson County, Tennessee;
- Quitclaim of record in Instrument Number 20010221-0016218, in the Register's Office for DavidsonCounty, Tennessee;
- Restrictions of record as Instrument Number 20140521-0043722 in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6524 Buttercup Drive , Nashville, Tennessee 37221-4159**.

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 14th DAY OF JUNE, 2016.

William Massey

Kelly Massey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM MASSEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of June, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLY MASSEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of June, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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