THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165292

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $157,000.00

Affiant

Subscribed and sworn to before me, this the 27th day of September, 2016.

Notary Public
My Commission Expires: July 6, 2020

BRIA I SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

Davidson County DEEDWARR
Recvd: 09/28/16 14:03 3 pgs
Fees:18.00 Taxes:580.90
20160928-0102329

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Natasha Otey 436 London Court Antioch, TN 37013	Fifth Third Bank mortgage Servicing P.O. Box 170 Cincinnati OH 45263-0170	149-2-D-11.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Dawn Y. Thompson a/k/a Dawn Y. McGrowder a/k/a Dawn Y. Sprewer, a married woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Natasha D. Otey, and Derrick Otey, wife and husband**, hereinafter called the Grantees, their heirs and assigns, a 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. 11 on the Plan of Section Four, Piccadilly Subdivision, of record in Plat Book 6900, page 481, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Dawn Y. Thompson a/k/a Dawn Y. McGrowder a/k/a Dawn Y. Sprewer by Quitclaim Deed from Brian C. McGrowder, dated July 10, 2006, recorded July 12, 2006, of record in Instrument No. 20060712-0083686, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Dawn Y. Thompson and Brian C. McGrowder, wife and husband by Warranty Deed from Rhonda L. Pensinger, unmarried and Donald R. Pensinger, unmarried, dated April 2, 2001, recorded April 6, 2001, of record in Instrument No. 20010406-0033917, Said Register's Office.

This is improved property located at: 436 London Court, Antioch, TN 37013

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This conveyance is made subject to 1) Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of September, 2016.

Dawn Y. Thompson a/k/a Dawn Y. McGrowder a/k/a Dawn Y Sprewer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Dawn Y. Thompson a/k/a Dawn Y. McGrowder a/k/a Dawn Y Sprewer**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of September, 2016.

Notary Public
My Commission expires:
3/7/17

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY