(2)

WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075

BILL GARRETT, Davidson County
Trans:T20170004409 DEEDWARR
Recvd: 01/17/17 15:02 2 pgs
Fees:13.00 Taxes:1050.80
20170117-0004971

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,000.00

X Leah Haley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JANUARY, 2017

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 4/9/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Leah Haley and Nicholas Haley	Highlands Residential Mortgage, LTD	98-5-99
(NAME)	(NAME)	
412 Montego Cove	12001 N. Central Expressway, Suite #750	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20162967

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, TAMMALA OTTNEY WHO ACQUIRED TITLE AS TAMMELA OTTNEY**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **LEAH HALEY AND NICHOLAS HALEY, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 223 on the Plan of Lake Park, Section 6, as shown of record in Book 4885, page 176, Register's Office for Davidson County, Tennessee.

Said Lot No. 223 fronts 44.13 feet on the Southerly side of Montego Cove and extends back 132.35 feet on the Westerly line and 160.27 feet on the Easterly line to a broken line in the rear measuring 177.96 feet thereon.

BEING the same property conveyed to Richard Ottney and wife, Tammela Ottney by Warranty Deed from Kim McKenzie, unmarried, dated August 11, 2006 and filed of record in Instrument 20061010-0125752, Register's Office for Davidson County, Tennessee. Richard Ottney conveyed his interest in said land to Tammela Ottney by Quitclaim Deed dated November 3, 2016 and filed of record in Instrument 20161130-0125659, Register's Office for Davidson County, Tennessee.

Tammala Ottney and Tammela Ottney are one and the same person.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 5057, page 431, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 412 Montego Cove, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 13th day of January, 2017

Tammala Ottney by [signature] Attorney in Fact

Tammala Ottney
by Clayton Whatley, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me personally appeared Clayton Whatley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tammala Ottney, and who acknowledged that he executed the same as the free act and deed of Tammala Ottney.

Witness my hand, at office, this 13th day of January, 2017.

Melissa D. Rogers

Notary Public
My Commission Expires: 4/19/17

