BILL GARRETT, Davidson County
Trans:T20170009649 DEEDWARR
Recvd: 02/01/17 15:21 2 pgs
Fees:13.00 Taxes:259.00
20170201-0010942

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M175892

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M175892

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $70,000.00

Affiant

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this the 31st day of January, 2017.

Notary Public
My Commission Expires: 3/3/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Daniel Otto 1715 Cockrill Street Nashville, TN 37208	SAME AS OWNER	081-15-0-220.00

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 Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Carolyn D Carlton a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel Otto**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the Northerly 66.6 feet, of the Easterly 50.0 feet of Lot No. 410, Plan of D.T. McGavock and Others, as of Record in Book No.21, Page No. 41, in the Register's Office of Davidson County, Tennessee and being more fully described as follows:

Beginning at an iron pin located in the Southerly Margin of Cockrill Street. Said iron pin being located South 46° 30' West, 286.0 feet more or less from the Westerly Margin of 17th Avenue, North. Said iron pin also being the Northeasterly corner of Lot No. 410. Running thence with the Easterly line of Lot No. 410 on the above plan, South 43° 30' East, 66.6 feet to an iron pin. Thence, leaving the Easterly line of said Lot No. 410, South 46° 30' West, 50.0 feet to an iron pin. Said iron pin being the Southwesterly corner of the herein described property. Running thence, North 43° 30' West 66.6 feet to an iron pin in the Southerly Margin of Cockrill Street. Thence, with the Southerly Margin of Cockrill Street North 46° 30' West, 50.0 feet to the point of beginning.

Being the same property conveyed by Quitclaim Deed from Ida Carlton to Carolyn Carlton as recorded on the 22nd day of October, 2010 in Instrument No. 20101022-0084909; Quitclaim Deed from Carolyn Carlton, Administratix of the Estate of J. B. Carlton, by Court Order Appointing Administrator of the Estate of J. B. Carlton, dated February 7th, 1994. Probate Court of Davidson County, Tennessee. Docket No. 94P-201, for the deceased, J. B. Carlton to Ida Carlton, surviving spouse of the deceased, J. B. Carlton as recorded on the 22nd day of November, 1994 in Deed Book 9526, Page 590 and Deed from Jacobs H. Doyle to J. B. Carlton as recorded on the 10th day of January, 1964 in Deed Book 3675, Page 193, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 1715 Cockrill Street, Nashville, TN 37208.

This conveyance is made subject to 1) Property taxes for the year 2017 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 her 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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind Myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 31st day of January, 2017.

Carolyn D. Carlton

Carolyn D Carlton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Carolyn D Carlton**, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of January, 2017.

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Sondra Reece

Notary Public
My Commission expires: 3/3/2020