Davidson County DEEDWARR
Recvd: 04/03/17 12:20 4 pgs
Fees:23.00 Taxes:1098.90
20170403-0032214

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1072

33531

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Otte and Lindsay Otte, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Katherine A. King, an unmarried woman** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 257 together with Storage Space No. S22, together with the appurtenant interest in the common elements of on The Enclave at Hillsboro Village, a horizontal property regime established by Master Deed of record in Instrument No. 20051005-0119789 amended in Instrument No. 20060210-0016562 and in Instrument No. 20060919-0116052, Register's Office Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to William Otte by Special Warranty deed from Nashville Enclave, LP, dated September 12, 2006 of record in Instrument No. 20060927-0119439 Register's Office for Davidson County, Tennessee. William Otte is now married to Lindsay Otte and she joins in this conveyance to convey any and all marital interest in the property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2600 Hillsboro Pike Unit 257, Nashville, TN 37212.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 31st day of March, 2017.

William Otte

Lindsay Otte

State of Tennessee)
County of Davidson)

On this 31st day of March, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named William Otte and Lindsay Otte, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18



State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 297,000.00.

Affiant

Sworn and subscribed before me on this the 31st day of March, 2017.

Notary Public

My Commission Expires: _____

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

NEW OWNER:
Katherine A. King
2600 Hillsboro Pike Unit 257
Nashville, TN 37212

RESPONSIBLE FOR TAX PAYMENT:
Pinnacle Bank
150 3rd ave S.
Suite 900
Nashville TN 37201

TAX MAP-PARCEL #:
117-03-0H-257.00-CO

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

