WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170047339 DEEDWARR
Recvd: 06/05/17 09:55 2 pgs
Fees: 13.00 Taxes: 684.50
20170605-0055631

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL J. DUGGAN
NOTARY PUBLIC OF NEW JERSEY
I.D.# 2396758
My Commission Expires May 25, 2020

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leslie Homra	New Owners	041080001.00
(NAME)	(NAME)	
1240 Old Hickory Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kevin William Ott,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Leslie Homra,** 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being a part of Lot No. 3 on the Plan of the Division of K. J. Morris' Lands, as if record in Book 57, Page 49, Register's Office for Davidson County, Tennessee, Being Lot No. 34 on the Plan of Hickory Acres Subdivision, Section No, 1, not of record, according to a survey made by Rocky L. Montoya, Surveyor on October 22, 1977, as follows:

Beginning at an iron pin in the northeasterly margin of Old Hickory Boulevard, at the corner of Lots 34 and 34A; thence North 51 deg. 08' 34" East 305.73 feet to an iron pin; thence N 84 deg. 48' 30" West 429.88 feet to an existing monument; thence South 39 deg., 12' 19" East 297.50 feet to the point of beginning.

Being the same property conveyed to Kevin William Ott, unmarried, by deed of record in Instrument No. 20150605-0053012, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1240 Old Hickory Blvd., Nashville, TN 37207
(House Number) (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 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. 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 hands this 1st day of June, 2017.

Kevin William Ott

State of NJ
County of Bergen

Personally appeared before me Kevin William Ott, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of June, 2017.

Notary Public
My Commission Expires:

File No.: 12031

PAUL J. DUGGAN
NOTARY PUBLIC OF NEW JERSEY
ID # 2396758
My Commission Expires May 25, 2020