WARRANTY DEED

P-RA-17-2521

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF SEPTEMBER, 2017.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Diana DeWitt	**Fifth Third Mortgage Co**	
(NAME)	(NAME)	
2521 Pennington Bend Rd, Apt 210	**5001 Kingsley Drive**	**052 14 0A 03300 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Cincinnati, OH 45227**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREA ADELL HANSEN AND LEILANI A. RAHN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DIANA DEWITT, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 33 on the Plan of Pennington Villas Townhomes, as shown on plat of record in Instrument No. 20040812-0097543, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description, and established by Master Deed of record in Instrument No. 20040811-0097169, said Register's Office.

Being the same property conveyed to Meredith A. Ottenbacher, an unmarried person by warranty deed from Richard Puncochar d/b/a Pennington Partners of record in Instrument No. 20070605-0066942 Register's Office for Davidson County, Tennessee, dated 05/31/2007 and recorded on 06/05/2007. The said Meredith A. Ottenbacher having since died on February 25, 2017. Said property conveyed to Andrea Adell Hansen (f/k/a Andrea A. Ottenbacher) and Leilani A. Rahn , devisees of Meredith A. Ottenbacher, by Last Will and Testament filed for record on May 4, 2017, as shown of record (Docket No. 17P636) in the Circuit Court of Davidson County, Tennessee, Probate Division.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20040811-0097169;
- Master Deed of record in Instrument No. 20040811-0097169, as amended in Instrument No, 20070928-0115984;
- All matters shown on Plan of record in Instrument No. 20040812-0097543;
- HOA Charter of record in Instrument No. 20040811-0097168;
- Easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument No. 20030929-0143278;
- Agreement for Dedication of Easement for Pedestrian Access Easement of record in Instrument No. 20121130-0109843, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2521 Pennington Bend Rd, Apt 210, Nashville, Tennessee 37214**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20170077957 DEEDWARR
Recvd: 09/06/17 11:14 2 pgs
Fees:13.00 Taxes:950.90
20170906-0091568

Witness my/our hand(s) this the 1st DAY OF SEPTEMBER, 2017.

Andrea Adell Hansen by PH Attorney in Fact
Andrea Adell Hansen by Paul Hinman, Attorney-In-Fact

Leilani Adean Rahn by PH Attorney in Fact
Leilani Adean Rahn by Paul Hinman, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANDREA ADELL HANSEN AND LEILANI A. RAHN, and who acknowledged he/she/they executed the same as the free act and deed of the said ANDREA ADELL HANSEN AND LEILANI A. RAHN.

Witness my hand and official seal, this the 1st of September, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212