30160-8

Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 19174 DEEDWARR
10/30/2017 09:26:49 AM 2 pgs
Fees: $13.00 Taxes: $1,546.60

20171030-0110721

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$418,000.00**.

Affiant

Subscribed and sworn to before me, this the 27th day of October, 2017.

Notary Public

My commission expires: 1/17/21

(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Zachary Otten **Macy Otten**	**F&M Bank**	**Map 092-13-0 Parcel 195.00**
322 33rd Avenue North	50 Franklin Street	
Nashville, TN 37209	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Catherine J. Pham, also known as Catherine J. Dundon, and Sarah Pham, married to each other

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zachary Michael Otten and Macy Jean Otten, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Hortense Place, of record in Plat Book 161, Page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being all of the same property conveyed to Catherine J. Dundon, a single woman, as to a 70% undivided interest, and Mary C. Dundon, a single woman, as to an undivided 30% interest, as Joint Tenants with Right of Survivorship by Deed dated October 29, 2009 from Jacquelyn H. Hutcheson, married and John Hutcheson and wife, Jami Hutcheson, of record in Instrument No. 20091102-0100919, Register's Office for Davidson County, Tennessee. The said Mary C. Dundon further conveyed a 10.50% interest to Catherine J. Dundon by Quitclaim Deeds of record in Instrument No. 20140325-0024353, dated December 30, 2013, and Instrument No. 20140423-0034074, dated March 28, 2014, and further conveyed her remaining 19.50% interest to Catherine J. Pham (a/k/a Catherine J. Dundon) and her spouse, Sarah Pham, as Joint Tenants with Right of Survivorship by Quitclaim Deeds of record in Instrument No. 20160316-0025055, dated December 30, 2015 and Instrument No. 20160316-0025178, dated January 6, 2016 and Scrivener's Affidavit dated March 25, 2016 of record in Instrument No. 20160330-0029669, said Register's Office. The said property was further conveyed to Catherine J. Pham (a/k/a Catherine J. Dundon) and her spouse, Sarah Pham, as Joint Tenants with Right of Survivorship by Quitclaim Deed dated March 15, 2016 from Catherine J. Pham (a/k/a Catherine J. Dundon) and Sarah Pham, of record in Instrument No. 20160318-0025877, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 161, Page 167, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **322 33rd Avenue North, Nashville, TN 37209**

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 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 hand(s) this **27th** day of **October, 2017.**

Catherine J. Pham

Catherine J. Pham

Sarah Pham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Catherine J. Pham and Sarah Pham,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **October, 2017.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21