THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

CRT FILE #: 171013860

Bill Garrett Davidson County
Batch# 31848 **DEEDQC**
11/30/2017 02:51:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20171130-0122423

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 30 day of November, 2017.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Talbott Ottinger and Jennifer Tennyson Ottinger 1753 Hillmont Drive Nashville, TN 37215	New Owner	117150M00100CO

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Jennifer Tennyson Ottinger, a married person** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Talbott Ottinger and Jennifer Tennyson Ottinger, husband and wife,** its heirs and assigns all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A of Hillmont Court Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Hillmont Court Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20100614-0046149, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Hillmont Court Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20100614-0046149, and ByLaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Jennifer Tennyson Ottinger, a married person by Warranty Deed from Stephen T. Church AKA Steve Church, Co-Trustee of The B2J Revocable Trust,

recorded on the 14th day of July, 2010 in Instrument No. 20100714-0055099, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1753 Hillmont Drive Nashville, TN 37215.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2018 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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 30 day of November, 2017.

Jennifer Tennyson Ottinger

Jennifer Tennyson Ottinger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jennifer Tennyson Ottinger** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30 day of November 2017.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018