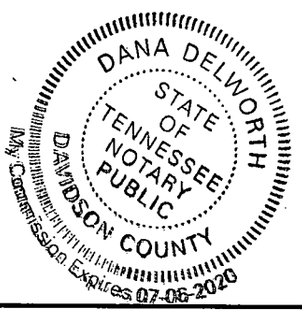
WARRANTY DEED



STATE OF ~~MINNESOTA~~ Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Deirdre Leigh Bennett	new owner	094-16-0E-064.00
(NAME)	(NAME)	Bill Garrett Davidson County
827 Spence Enclave Lane		Batch# 54860 **DEEDWARR**
(ADDRESS)	(ADDRESS)	02/05/2018 10:33:28 AM 2 pgs
Nashville, TN 37210		Fees: $13.00 Taxes: $851.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20180205-0011303

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 considerations, the receipt of which is hereby acknowledged, we, **Nicole Ott, (formerly Nicole Kern) and Jacob Ott, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Deirdre Leigh Bennett, a single woman**, hereinafter called the GRANTEE(S), her heirs and/or 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 Unit 64 on the Plan of Spence Enclave Townhomes, a planned unit development, as of record in Instrument Number 20061115-0141672, amended in Instrument Number 20061117-0142842, 20061213-0153595, 20080222-0017508 and 20121160105801, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Nicole Kern, unmarried by Warranty Deed from Shalaurence E. Furlow, unmarried, dated 03/21/2014, recorded 03/25/2014 of record in Instrument No. 20140325-0024477, in the Register's Office for Davidson County, Tennessee. Nicole Kern having since married and is now known as Nicole Ott.

Jacob Ott, spouse of Nicole Ott, (formerly known as Nicole Kern), hereby joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that he may have in said property, including but not limited to the marital interest.

Subject to Covenants, conditions, easements and restrictions of record in Instrument No. 20061115-0141672, First Amendment to the Declaration of record in Instrument No. 20061117-0142842, Second Amendment to the Declaration of record in Instrument No. 20061213-0153595, Third Amendment to the Declaration of record in Instrument No. 20080222-0017508 and Seventh Amendment to the Declaration of record in Instrument No. 20121116-0105801, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Stormwater Detention Agreement of record in Instrument No.

20051219-0151715, Agreement for Dedication of Easement for Landscape of record in Instrument No. 20090107-0001684, Easement of record in Book 437, Page 45, Book 437, Page 54; Grant of Transmission Line Easement of record in Book 1814, Page 594, Book 1814, Page 597, Book 2026, Page 616; Easement contained in Order of record in Book 5015, Page 699; Easement contained in Final Judgment of record in Book 5451, Page 769; Exception to Easement of record in Instrument No. 20060210-0016418, Instrument No. 20060210-0016424; Right of Way Deed of record in Book 2704, Page 419; Lease of record in Book 7672, Page 112, all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 827 Spence Enclave Lane, Nashville, TN 37210
(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 GRANTEE(S), her heirs and/or 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), her heirs and/or 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 our hands this 30 day of January, 2018

Nicole Ott

Jacob Ott

State of MINNESOTA
County of Ramsey

Personally appeared before me Nicole Ott and Jacob Ott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of Jan, 2018

Notary Public

My Commission Expires: 1/31/2022

THAI QUOC BUI
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2022

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-VRES-17-827