THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721557**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $865,000.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2019. Notary Public My Commission Expires:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Karen Johnson Davidson County
Batch# 267143 DEEDWARR
08/05/2019 03:51:06 PM 2 pgs
Fees: $13.00 Taxes: $3,200.50

20190805-0077686

WARRANTY DEED

Address New Owner: William Howard and Jessica Howard 1753 Hillmont Drive Nashville TN 37215	Send Tax Bills To: ~~New Owner~~ Regions Bank 2050 Parkway office Cr. Birmingham, AL 35244	Tax Information: Tax Parcel ID No. 117-15-0M-001.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Talbott Ottinger and Jennifer Tennyson Ottinger, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William Howard and Jessica Howard, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, 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 by Quitclaim Deed from Jennifer Tennyson Ottinger, a married person to Talbott Ottinger and Jennifer Tennyson Ottinger, husband and wife as recorded on the 30th day of November, 2017 in Instrument No. 20171130-0122423 and Warranty Deed from Stephen T. Church aka Steve Church, Co-Trustee of The B2J Revocable Trust to Jennifer Tennyson Ottinger, a married person as recorded on the 14th day of July, 2010 in Instrument No. 20100714-0055099, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument No. 20100602-0042369, corrected at Instrument No. 20100810-0063082.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20100614-0046149.
Easement for Sanitary Sewer/Storm Drainage, recorded in Book 3984, Page 810.

This is improved property located at 1753 Hillmont Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 31st day of July, 2019.

Talbott Ottinger

Jennifer Tennyson Ottinger

7/31/19

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 31st day of July, 2019.

Notary Public

My Commission Expires: _____

