THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200124620**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $755,000.00. Affiant Subscribed and sworn to before me, this 21st day of February, 2020. Notary Public My Commission Expires: 11/8/21

RICHARD LOUIS RIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY NOVEMBER 8, 2021

Karen Johnson Davidson County
Batch# 381194 DEEDWARR
04/02/2020 12:35:49 PM 2 pgs
Fees: $13.00 Taxes: $2,793.50

20200402-0035551

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Frederic E McCoy and Caroline Aita McCoy 1225 Villa Place Nashville TN 37212	New Owner	Tax Parcel ID No. 104 08 0 246.00

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 Ottinger, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Frederic E. McCoy and Caroline Aita McCoy, 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 part of Lot No. 36 on the plan of O.B. Hayes large lots, called "Rokeby" of record in Book 21, Page 87, Register's Office for said County, and described according to a survey by John Kohl, Surveyor, dated February 10, 1975 as follows:

Beginning at a point in the Easterly margin of Villa Place (formerly Bellemont Place), said point being the Southwesterly corner of Lot No. 29 on said plan and the Northwesterly corner of the property hereinafter described; thence with the line between lots 29 and 36 Eastwardly 146 feet more or less to a point in the Westerly margin of an alley; thence with the Westerly margin of said alley, Southwardly 50 feet to a point; thence Westwardly 146 feet more or less to a point in the Easterly margin of Villa Place; thence with the Easterly margin of Villa Place, Northwardly 50 feet to the point of beginning.

Being the same property conveyed to Talbott Ottinger and Jennifer Ottinger, husband and wife, by Warranty Deed from Bill C. Graham, unmarried, of record in Instrument No. 20150407-0030148, in the Register's Office of Davidson County, Tennessee, dated March 27, 2015 and recorded on April 07, 2015.

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 2020 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 of O.B. Hayes, as recorded in Plat Book 21, Page(s) 87.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 1225 Villa Place Nashville TN 37212

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 21st day of February, 2020.

Talbott Ottinger

Jennifer Ottinger

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 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 21st day of February, 2020.

Notary Public

My Commission Expires: 11/8/21

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOVEMBER 8, 2021