Karen Johnson Davidson County
Batch# 395615 DEEDWARR
05/05/2020 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,080.40
20200505-0046601

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200325967**	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is: $292,000.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2020. Notary Public My Commission Expires: 11-19-2023

KELSEY L. WELLS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Phillip Otten and Jean Ann Otten 5507 Burgess Avenue Nashville TN 37209	New Owner 1529 Fleetwood Drive Franklin, TN 37064	Tax Parcel ID No. 103-02-0-142.00

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, **Rachel Patton Talley, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Phillip Otten and Jean Ann Otten, husband and wife**, ("Grantees"), their 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. 25 on the Map of the C. C. Vernon Farm as of record in Book 161, page 164, Register's Office for Davidson County, Tennessee, and described according to a survey by John B. Kohl, III dated November 20, 1980, as follows:

Beginning at a point in the southerly margin of Burgess Avenue, said point being 200 feet more or less (field measured) from the southwesterly corner of the inner section of Burgess Avenue and Rural Avenue; thence, leaving the said southerly margin of Burgess Avenue, southwardly along an existing chain link fence line 79.53 feet to an iron pin; thence, northwardly with an existing chain link fence line 81.39 feet to a point in the southerly margin of Burgess Avenue; thence, with the southerly margin of Burgess Avenue 89 feet more or less to the point of beginning.

Being the same property conveyed to RACHEL A. PATTON, by deed from CHARLES D. WOLF AND WIFE, CHERYL WOLF, of record in Instrument No. 20060706-0081306, dated June 30, 2006 , said Register's Office.

Rachel A. Patton having since married and is now known as Rachel Patton Talley.

Justin L. Talley joins in this instrument for the purpose of conveying any and all interest is said property, martial or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 103-02-0-142.00.

Matters shown on the Plan of record in Plat Book 161, page 164, said Register's Office.

This is improved property located at 5507 Burgess Avenue Nashville TN 37209

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 30th day of April, 2020.

Rachel Patton Talley

Justin L. Talley

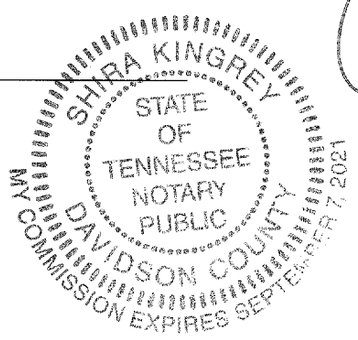
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rachel Patton Talley and Justin L. Talley, 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 30th day of April, 2020.

Notary Public

My Commission Expires: _____



CERTIFICATE OF AUTHENTICITY

I, Brenda Franks Hale, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Becky Elizabeth Burch, a Notary Public for this County and State, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11-19-2023

Becky Elizabeth Burch

