WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 4,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day October 2001

Notary Public

MY COMMISSION EXPIRES: 5/20/02 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/15/01 10:57 1pgs
Fees:13.00 Taxes:14.80
20011015-0111972

DANNY L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kingsley Onuobia	SAME	81-11-320.00
(NAME)	(NAME)	
1726 16th Ave N.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Othello D. Blaine**, unmarried HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kingsley Onuobia**, unmarried HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

Land in Davidson County, Tennessee, being the northerly half of Lot No. 294 on the Plan of McGavock Wetmore and Other's Second Addition called the Addition to the Town of McGavock as of record in Book 21, page 41, Register's Office for said County.

Said part of Lot No. 294 fronts 50 feet on the easterly side of 16th Avenue North formerly Hendershot Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Othello D. Blaine by Deed from Exchange Mutual Insurance Company dated 9/16/76, recorded 9/17/76 in Book 5069, page 437, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 1726 16th Ave N., Nashville, TN 37209
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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/my hands this 10-9-01.

Othello D. Blaine

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared Othello D. Blaine and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson County, Tennessee this 10/9/01.

Commission expires: 5/20/02

DANNY L. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

Notary Public