WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, Inc., 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
New Level CDC ~~Molette Property Group, LLC~~ JO	New Level CDC ~~Molette Property Group, LLC~~ JO	92-9-238
(NAME)	(NAME)	
1506 Church Street, Ste. 230	1506 Church Street, Ste. 230	92-9-237
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37203	Nashville, TN 37203	
(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, John H. Otey, Jr. Married , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Molette Property Group, LLC, 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:

Land in Davidson County, Tennessee, being the northerly 38 feet of Lot No. 94 and Lot No. 95 in the Subdivision of the W. R. Wilson Tract, as of record in Book 332, Page 161, Register's Office for said County, described according to a survey made by George W. Watkins, Surveyor, March 14, 1952.

Said part of Lot No. 94 and Lot No. 95 adjoin and front together 83.4 feet on the easterly side of 36th Ave. North, and extend back between lines, 130 feet on the south line and 130 feet more or less on the north line and along the south margin of Delaware Street to a 15 foot alley in the rear measuring 74.6 feet thereon.

Being the same property conveyed to Julia Otey, by deed of record in Book 2957, Page 361, Register's Office for Davidson County, Tennessee. The said Julia Otey having since died, leaving John H. Otey, Jr. as the sole heir at law.

This is not the principle residence of the grantor.

unimproved ☒

This is improved ☐ property, known as 36th Avenue North, 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 my hand this 30th day of April, 2004.

John H. Otey Jr.

Davidson County DEEDWARR
Recvd: 06/09/04 13:46 2pgs
Fees:13.00 Taxes:25.90

20040609-0068326

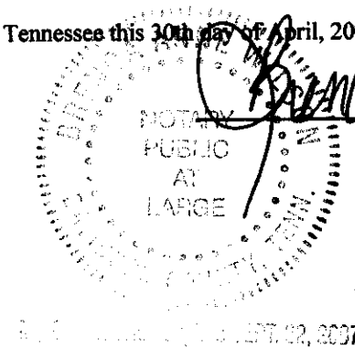
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, JOHN H. OTEY, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 2004.

Commission expires:



Notary Public

SEPT 02, 2007