Davidson County DEEDWARR
Recvd: 06/25/07 14:18 2 pgs
Fees:13.00 Taxes:370.00
20070625-0075736

This instrument prepared by:
Trustland Title & Escrow, LLC
475 Metroplex Drive Suite 208
Nashville, TN 37211
(615) 522-0358

File No.: **A07-1124**

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged **John H. Otey, Jr., ("Grantor"),** has bargained and sold, and by these presents does transfer and convey unto **Southeast Real Estate Development, LLC., a Tennessee Corporation ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts of land located in **Davidson** County, **Tennessee,** to wit:

TRACT 1:

LAND IN DAVIDSON, COUNTY, TENNESSEE, BEING LOT NO. 34 ON THE PLAN OF O. H. MENEE'S SUBDIVISION OF RECORD IN BOOK 57, PAGE 87, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 34 FRONTS 49 FEET 2 INCHES ON THE SOUTHERLY SIDE OF JEFFERSON STREET AND RUNS BACK BETWEEN LINES 170 FEET, MORE OR LESS, TO AN ALLEY IN THE REAR, ON WHICH IT MEASURES 48 FEET 7 INCHES.

TRACT 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10 ON THE PLAN OF LONG AND ASHWORTH'S SUBDIVISION OF LOT NO. 35, IN BOYD MCNAIRY'S ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 87, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 10 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF JEFFERSON STREET AND RUNS BACK BETWEEN PARALLEL LINES, 170 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY TRUSTEE'S DEED FROM DAVID VINCENT, TRUSTEE TO JOHN H. OTEY, JR., HIS HEIRS AND ASSIGNS, AS RECORDED ON THE 14TH DAY OF SEPTEMBER, 2006 IN INSTRUMENT NO. 20060914-0114067 AND WARRANTY DEED FROM JOHN H. OTEY, JR. AND WIFE, BETTYE G. OTEY TO MIDWESTERN G, INC., A TENNESSEE CORPORATION AS RECORDED ON THE 2ND DAY OF MARCH, 1998 IN BOOK 10816, PAGE 180, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Parcel ID # **09202010400, 092-02-0-104**

☐ Improved OR

☒ Unimproved property located at: **2609 Jefferson Street, Nashville, TN 37208**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on this the **15th** day of **June, 2007.**

John H Otey Jr

STATE OF **Tennessee** COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **John H Otey Jr** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal on this the **15th** day of **June, 2007.**

Stacey Denson Palmer
Notary Public

My Commission Expires:

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22, 2008

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STATE OF **Tennessee**

COUNTY OF **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$100,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on this the **15th** day of **June, 2007.**

Stacey Denson Palmer
Notary Public

My Commission Expires:

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22, 2008

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Owner's Name: **Southeast Real Estate Development, LLC.**

and Address: **PO Box 282102**
Nashville, TN 37228

Mail tax bills to, (Person or Agency responsible for payment of taxes)
NEW OWNER