WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Tara McKnight
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KEVIN AMONT MOORE NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY My Commission Expires March 9, 2010

Davidson County DEEDWARR
Recvd: 10/23/07 13:49 2 pgs
Fees:13.00 Taxes:111.00
20071023-0125355

THIS INSTRUMENT WAS PREPARED BY
Bicetnnenial Titel & Escrow, 2280 Rosa Parks Blvd, Suite 300, Nashville, TN 37228

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tara McKnight	Tara McKnight	092-04-0-263.00
(NAME)	(NAME)	
469 Ponder Place Apt. 216	469 Ponder Place Apt. 216	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37228	Nashville, TN 37228	
(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, Vincent Ray Oglesby, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tara McKnight, an unmarried person, 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:

Being Lot No. 29 on the plan of Johnson Bransford's subdivision of three parts of Lot No. 158 Judge John Monairy's Mansion house tract, as of record in Book 161, page 146, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 28 1/2 feet on the westerly side of 11th Avenue, North, formerly Cumberland Street, and extends back between parallel lines 135 feet, more or less, to an alley, and being the same property conveyed to Karen !4. West by Deed recorded in Book 689, Page 624, Register's Office of said County.

Being the same property conveyed to VINCENT RAY OGLESBY, by deed from DARRYLE E. CANNON AND ALICE G. CANNON, of record in Instrument No. 20030715-0098643, dated July 15, 2003, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 915 11th Ave. North, Nashville, TN 37208

(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 17th day of October 2007.

Vincent Oglesby
Vincent Ray Oglesby

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Vincent Ray Oglesby, 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 17th day of October 2007.

Commission expires:

KEVIN AMONT MOORE NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY My Commission Expires March 9, 2010

Notary Public

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa Parks Blvd, Ste 300
Nashville, TN 37228

I, **Kevin Moore**, 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.

Kevin Moore

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Kevin Moore** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison

My Commission Expires:_____

