WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE ____ DAY OF APRIL 2013.

Notary Public

MY COMMISSION EXPIRES: MAR 0 8 2016

(AFFIX SEAL)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 04/22/13 14:06 2 pgs
Fees:13.00 Taxes:74.00
20130422-0039852

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services, Inc.
215 2ND Ave North, Suite 200
Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Otey Jr. Living Trust U/A dated 06/03/08	John Otey Jr. Living Trust U/A dated 06/03/08	081-11-0-216.00
(NAME)	(NAME)	
1742 17th Ave. North	2701 Jefferson Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37208	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **DEBORAH A. COLE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN OTEY, JR., LIVING TRUST U/A DATED 06/03/08,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land being located in Davidson County, Tennessee, being the northerly ½ of Lot No. 358, on the Plan of McGavock, Wetmore & Others' 2nd 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 said lot fronts 50 feet on the easterly side of 17th Avenue North and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to LARRY N. COLE, by deed from MILTON KEESE, of record in Book 11447, page 264, dated April 23, 1999, said Register's Office. The said Larry N. Cole, Sr. having since died intestate on or about December 7, 2011. The Decedent's Estate was admitted to Probate on the 5th day of January, 2012 in the Seventh Circuit Court for Davidson County, Tennessee, bearing Probate Docket Number #12P21. The only heirs at Law are Larry Neal Cole, Jr. and Deborah A. Cole. The Court approved the appointment of Deborah A. Cole as the Administratrix of Decedent's Estate. Said property being further conveyed to DEBORAH A. COLE, by Quitclaim Deed of record in Instrument No. 20121023-0097091, dated October 19, 2012

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/our hand(s) this 17th day of April, 2013.

Deborah Cole, Seller
Ac

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Deborah Cole, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 17th day of April, 2013.

My Commission Expires: Nov. 4 2013

Notary Public

TIARA D. FORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 4, 2013

Please return to
Logos Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201

Certificate of Authenticity

I, Jennifer Chandler-Cole 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.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler-Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MAR 0 8 2016

My Commission Expires:

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE