WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/28/13 09:48 2 pgs
Fees:13.00 Taxes:51.80
20131028-0111683

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$14,000.00.**

Affiant

Subscribed and sworn to before me this 21 day of October, 2013.

Notary Public
My Commission expires: 2/6/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Country Club Investors, LLC	SAME	091040046.00
2142 S Berry's Chapel Rd.		
Franklin, TN 37069		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John H. Otey III**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Country Club Investors, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 4 on the Map of the Subdivision of Lot Nos. 25 and 26 of the County Lands, as of record in Book 161, Page 169, Register's Office for said County. Said Lot No. 4 fronts 50 feet on the easterly side of 40th Avenue North, formerly Clifton Avenue and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to Rufus E. Tarplay and wife, Mildred S. Tarplay from Lucille Roland Hayes and Mary Etta Fleming Hayes by Warranty Deed on September 3, 1947, Register's Office for Davidson County, Tennessee. Further conveyed to John H. Otey, III from Tarpley, R.E. Etux by Carol L. McCoy, Chancellor for Final Decree Confirming Sale on December 18, 2001, of record in Instrument Number 20031016-0153447, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Plat Book 161, Page 169, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1038 40th Avenue N, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this October 24, 2013.

John H. Otey III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John H. Otey III** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 24, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

My commission expires: 7/6/15

Notary's Signature

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY