WARRANTY DEED	CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE- EXEMPT

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Community Title Co., L.L.C.
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 02/02/15 15:28 3 pgs
Fees:17.00 Taxes:0.00
20150202-0009713

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Metropolitan Government of Nashville and Davidson County P.O. Box 196300 Nashville, TN 37219	EXEMPT	08115059900

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Felix Osa-Oni, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto The Metropolitan Government of Nashville and Davidson County, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Nashville, Davidson County, Tennessee, being part of Lots 4 and 5 and Part of an adjacent un-numbered lot to the West of Lot No. 5 and all an adjacent un-numbered Lot to the East of Lot No. 4 on the Map of Bransford Realty Co.'s Subdivision of Lot No. 1 and No. 3 and part of No. 2 of the Jas. Hamilton Tract (Book 332, Page 166, R.O.D.C., TN) and being described according to a Mortgage Loan Inspection by Campbell, McRae and Associates Surveying, Inc., (Glenn McRae TN. R.L.S. #1673) dated 8-13-98 more particularly as follows:
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> Beginning at a point in the Northerly margin of Jefferson Street said point being the Southeast corner of Lot 6 on the Map of Bransford Realty Co.'s Subdivision of Lot No. 1 and No. 3 and part of No. 2 of the Jas. Hamilton Tract (Book 332, Page 166, R.O.D.C., Tn) and the Southwest corner of an un-numbered Lot shown on said Bransford Realty Co.'s Subdivision; thence with the line between said lots Northerly 137' feet +/- to the Southerly R.O.W. of Interstate 40; Thence with said Southerly R.O.W., and severing said un-numbered Lot and Lots 5 and 4 of said Bransford Realty Subdivision Easterly 80.05' feet to the Northeast corner of said Lot 4 and the Northwest corner of an un-numbered Lot East of said Lot 4 as shown on said Bransford Realty Co.'s Subdivision and being in the Southerly R.O.W. of Interstate 40; Thence continuing with the Southerly R.O.W. of Interstate 40 and the Northerly line of said un-number Lot North of said Lot 4 Easterly 25' to the Northeast corner of Lot 3 of said Bransford Realty Co.'s Subdivision; Thence with the line between said Lot 3 and said un-numbered Lot Southerly 150' to the Northerly margin of Jefferson Street; Thence with said Northerly margin Westerly 104' to the point of beginning.
>
> Being the same property conveyed to Felix Osa-Oni by Warranty Deed from Victor Moreland and Mondale O. Falodun, recorded on the 30th day of January, 2003 in Instrument No. 20030130-0012551, in the Register's Office of Davidson County, Tennessee.

THIS PROPERTY is known as 1606 Jefferson Street, Nashville, TN 37208.

EMMA J. OSA-ONI, spouse of above-named Felix Osa-Oni, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemptions.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and

GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands on February 2, 2015.

Felix Osa-Oni

Emma J. Osa-Oni

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named Felix Osa-Oni and Emma J. Osa-Oni, to me known to the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 2nd day of February, 2015.

DIANNE R. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 9-11-17

Certificate of Authenticity

I, John Cobb Rochford, 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 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, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 11-6-2017