BILL GARRETT, Davidson County
Trans:T20150012924 DEEDWARR
Recvd: 02/23/15 10:26 2 pgs
Fees:13.00 Taxes:129.50
20150223-0015257

FROM: John H. Otey, Jr.

TO: Scovel Homes Development, LLC

Address New Owner and Send Tax Bills to:	Map and Parcel No.
Scovel Homes Development, LLC 102 Woodmont Boulevard, Suite 244 Nashville, Tennessee 37205-5256	Map 81-15 Parcel 472

THIS INSTRUMENT PREPARED BY: J. Steven Kirkham, Esq., Waller, Lansden, Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of February, 2015.

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Comm. Expires: 7/6/15

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOHN H. OTEY, JR.**, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **SCOVEL HOMES DEVELOPMENT, LLC**, a Tennessee limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 35 and the west half of Lot No. 36, as shown on the map entitled the Plan of George Shields' 1st Addition to North Nashville, of record in Book 57, page 62, Register's Office for Davidson County, Tennessee, and more particularly described as follows:
>
> Said Lot No. 35 and the west half of Lot No. 36 together front 75 feet on the northerly side of Scovel Street, formerly Madison Street, and run back between parallel lines 140 feet to an alley.

Being the same property conveyed to John H. Otey, Jr. by the Will of Richard Otey, of record in the Seventh Circuit Probate Court for Davidson County, Tennessee, Docket No. 05P-368, and recorded as Instrument No. 20050427-0046794, in the said Register's Office.

The above described property is not the usual place of residence of the Grantor.

Said property is transferred subject to 2015 Metropolitan Property Taxes, which have been prorated.

This is unimproved property known as 1818 B Scovel Street, Nashville, Tennessee, 37208.

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 GRANTEE 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 his hand this 20th day of February, 2015.

John H. Otey, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John H. Otey, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, on this the 20th day of February, 2015.

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Gwendolyn M. Thomas-Bradley
NOTARY PUBLIC

My Commission Expires: 5-8-2017