WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/17/15 11:22 3 pgs
Fees:18.00 Taxes:148.00
20150317-0022800

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2 DAY OF March, 2015

Notary Public

MY COMMISSION EXPIRES:

STEPHANIE ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY (AFFIX SEAL) My Commission Expires 05-08-2017

THIS INSTRUMENT WAS PREPARED BY

LOGOS REALTY CLOSING SERVICES, INC.
CLOSING AND TITLE COMPANY

215 2ND Ave North, Suite 200, Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN H. OTEY JR.	JOHN OTEY JR.	081-11-0-051.00
(NAME)	(NAME)	
2102 OSAGE STREET	2701 JEFFERSON STREET	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37208	NASHVILLE, TN 37208	
(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, WE, **JO CAROLE HARRIS** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN H. OTEY JR.,** 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 Lot No. 292 in T.J. and Geo. A. Harding's Subdivision of Lots No. 1, 2, and 3 of Harding's Bosley tract, a plan of. said subdivision is of record in Book 21, page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 292 fronts 66 feet on the Northerly side of Osage Street and runs back between parallel lines, 150 feet to and alley.

Being the same property conveyed to CLEVELAND WILKES AND WIFE, GENEVA WILKES, by deed from BAILEY BENNETT AND WIFE, NELL BENNETT, of record in Book 1578, page 223, dated March 29, 1948, said Register's Office. The said Cleveland Wilkes having predecease Geneva Wilkes. The said Geneva Wilkes having since died on or about March 21, 1998 leaving Will of record in 98P-632 of record in the Seventh Probate Circuit Court, Davidson County, Tennessee devising subject property to Comer Tucker, Vera Tucker Alexander, Elease Dotson, Knox Tucker and Tanz Bills. Comer Tucker, Vera Tucker Alexander, Knox Tucker and Tanz Bills further conveyed their interest to Elease Dotson,by Quitclaim Deeds of record in Book 11133, page 488, Book 11133, page 490, Book 11133, page 492 and Book 11133, page 494, dated September 29, 1998, said Register's Office. The said Elease Dotson having since died intestate on or about June 21, 2003, leaving her only heir at law Jo Carole Harris of record in the Affidavit of Heirship of record in Instrument No. 20030709-0094496, said Register's Office.

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.

Executed by my hand this 2 Day of March 2015.

Jo Carole Harris

JO CAROLE HARRIS, Seller

STATE of _____ COUNTY of _____

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named JO CAROLE HARRIS , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained as such Managing Partner.

Witness my hand and Official Seal this ____ Day of _____ 2015.

_____

Notary Public My Commission Expires: _____

NOTARY ACKNOWLEDGMENT ATTACHED
03/02/2015

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

Certificate of Authenticity

I, Jennifer C. 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.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

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

Maxine J. Rucker
Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of ALAMEDA)

On MARCH 2, 2015 before me, Guadalupe Bassig Valdepenas, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared JO CAROLE HARRIS
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

GUADALUPE BASSIG VALDEPENAS
Commission # 1965812
Notary Public - California
Alameda County
My Comm. Expires Feb 3, 2016

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: WARRANTY DEED Document Date: 3-02-2015
Number of Pages: 2 Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: JO CAROLE HARRIS	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☑ Other: SELLER	☐ Other:
Signer Is Representing: SELF	Signer Is Representing:

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