WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$170,000.00.**

Affiant

Subscribed and sworn to before me this 26th day of September, 2016

Notary Public

My Commission expires: 8/5/18
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 09/28/16 16:07 3 pgs
Fees:18.00 Taxes:629.00
20160928-0102510

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:
Jona Realty, LLC	SAME	07210033400
2020 Fieldstone Parkway, Suite 900-306		
Franklin, TN 37069-4337		

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, **Sheila Lyman, Henry L. Huddleston**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jona Realty, LLC, a Tennessee limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the westerly one-half of the north 200 feet of Lot No. 5 on the Map of M.M. Harvill's Subdivision, as of record in Book 547, Page 32, Register's Office for said County.

Said part of Lot No. 5 fronts 50 feet on the southerly side of Otay Avenue, now known as Otay Street, and runs back between parallel lines, with the easterly margin of an alley, 200 feet to a dead line.

Being the same property conveyed to Cluett Huddleston, Sr., and wife, Novella Huddleston from Jerry R. Turner and wife, Carol S. Turner by Warranty Deed on November 21, 1984, Register's Office for Davidson County, Tennessee. Cluett Huddleston, Sr. having since died intestate on January 3, 1991, leaving said property to Novella Huddleston by right of survivorship. Novella Huddleston having since died intestate on June 14, 2008, leaving said property to Quincella Cunningham, Lisa Huddleston, Addie Mae Stennis, Cluett E. Huddleston, Jr., Fate Huddleston, Olivia Glass, Elbert Huddleston and Sheila Lyman, her Heirs-at-law by evidence of an Affidavit of Heirship of record in Instrument Number 20130417-0038347, Register's Office for Davidson County, Tennessee. Further conveyed to Sheila Lyman from Quincella Cunningham by Quitclaim Deed on January 29, 2013, of record in Instrument Number 20130417-0038348, Register's Office for Davidson County, Tennessee. Further conveyed to Sheila Lyman from Lisa Huddleston by Quitclaim Deed on January 29, 2013, of record in Instrument Number 20130417-0038349, Register's Office for Davidson County, Tennessee. Further conveyed to Sheila Lyman from Addie Mae Stennis by Quitclaim Deed on January 31, 2013, of record in Instrument Number 20130417-0038350, Register's Office for Davidson County, Tennessee. Further conveyed to Sheila Lyman from Cluett E. Huddleston, Jr. by Quitclaim Deed on January 29, 2013, of record in Instrument Number 20130417-0038351, Register's Office for Davidson County, Tennessee. Further conveyed to Sheila Lyman from Fate Huddleston by Quitclaim Deed on January 29, 2013, of record in Instrument Number 20130417-0038352, Register's Office for Davidson County, Tennessee. Further conveyed to Sheila Lyman from Olivia Glass by Quitclaim Deed on January 29, 2013, of record in Instrument Number 20130417-0038353, Register's Office for Davidson County, Tennessee. Further conveyed to Sheila Lyman from Elbert Huddleston by Quitclaim Deed on February 20, 2013, of record in Instrument Number 20130417-0038354, Register's Office for Davidson County, Tennessee.

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

- Taxes and assessments for the year 2016 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 547, Page 32, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1402 Otay Street, Nashville, TN 37216**

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 September 26, 2016.

Sheila Lyman
Sheila Lyman

Henry L Huddleston
Henry L. Huddleston

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sheila Lyman** 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 September 26, 2016

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Henry L. Huddleston** 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 September 26, 2016

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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, Carl E. Dunphy, II, 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.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE