Davidson County DEEDWARR Recvd: 05/17/17 08:27 3 pgs Fees:18.00 Taxes:952.75 **20170517-0048649**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00 Affiant Subscribed and sworn to before me, this 15th DAY OF May, 2017. Notary Public MY COMMISSION EXPIRES: 3/3/19 (AFFIX SEAL)

WARRANTY DEED

SR17-0102

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Oceola General Partners	Oceola General Partners	
117 Mimosa Dr.	(NAME) 117 Mimosa Dr.	
(ADDRESS) Gallatin, TN 37066	(ADDRESS) Gallatin, TN 37066	103-02-0-128.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARY LEE HULETT, UNMARRIED, BEING ONE AND THE SAME PERSON AS MARYLEE HULETT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto OCEOLA GENERAL PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Tract No. 3 on an unrecorded Map of T.O. Brady's Subdivision of the Northeast part of Lot No. 23 of the C.C. Vernon Farm, of record in Book 161, Page 164, Register's Office for said County, and described according to a copy of a survey thereof by John W. Sullivan, County Surveyor, June, 1946, as follows:

Beginning at a point in the Easterly margin of Osceola Avenue, at the corner of Lot Nos. 2 and 3, 934.5 feet south of the South margin of Burgie Street, thence with the line between said lots, Easterly 201 feet to a point; thence South 5 degrees East 60 feet to the corner of Lot Nos 3 and 4; thence with the line between said lots 203.5 feet to the Easterly margin of Oceola Avenue, thence with the margin of the same, North 5 degrees West 60 feet to the point of beginning.

Being the same property conveyed to MaryLee Hulett, the said MaryLee Hulett being one and the same person as Mary Lee Hulett, by Warranty Deed from Lola E. Caudill, unmarried, of record in Book 11111, Page 244, Register's Office for Davidson County, Tennessee, dated September 10, 1998 and recorded on September 14, 1998.

The said MaryLee Hulett and Mary Lee Hulett are one and the same person.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instrument of record in Book 161, Page 164, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 102 Oceola Ave. , Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this 15th day of May, 2017.

Mary Lee Hulett

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of May, 2017, before me personally appeared Mary Lee Hulett to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of May, 2017.

Notary Public

My Commission Expires: 2/15/2021

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, 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: 05/13/2020

