WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/17 16:14 2 pgs
Fees:13.00 Taxes:92.50
20170602-0055490

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$25,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF May, 2017

Notary Public

MY COMMISSION EXPIRES: March 8, 2016

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2017

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 100
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Joseph Perry, a single man Jannie C Williams, a single woman	Joseph Perry	09206044900
(Name)	(Name)	
2708 Batavia Street	1008A 32nd Ave N	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville TN 37209	
(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, **JOHN H. OTEY, JR. HEIR AT LAW OF JULIA OTEY** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH PERRY, A SINGLE MAN JANNIE C WILLIAMS, A SINGLE WOMAN** 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 in Davidson County, Tennessee, being the easterly 5 feet of Lot No. 40 and westerly 20 feet of Lot No. 41 in Faulconer and Ashcraft's Subdivision of Lot Nos. 18 and 19 on the Plan of Boyd McNairy Tract, as of record in Book 57, page 121, said Register's Office.

Said part of Lot Nos. 40 and 41 front together 25 feet on the northerly side of Batavia, formerly Prospect Street and run back between parallel lines 106 feet to an alley.

Being the same property conveyed to JULIA OTEY, by deed from JAMES EDWARD LASTER, UNMARRIED, of record in Book 2342, page 254, dated February 9, 1955, said Register's Office. The said Julia Otey having since died intestate on or about September 2, 1981 leaving JOHN H. OTEY, JR., HEIR AT LAW OF JULIA OTEY. For further reference see Affidavit of Heirship of record in Instrument No. _____, said Register's Office.

20170602-0055489

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 30 Day of March 2017.

Heir at Law of Julia Otey

John H. Otey, Jr.

STATE OF Tennessee

County OF Davidson

Before me, a Notary Public for the above County and State, do hereby certify that John H. Otey, Jr., Heir at Law of Julia Otey personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 30th of March, 2017.

Notary Public

ANDREA P. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2017

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 100
Nashville, TN 37211

Certificate of Authenticity

I, Jennifer Chandler- 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.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020