Karen Johnson Davidson County
Batch# 259638 DEEDWARR
07/19/2019 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $961.63
20190719-0071112

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
220 N. Spring Street
Murfreesboro, Tennessee 37130

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 136050A12900CO
Account Number:

NAME & ADDRESS OF NEW OWNER:
Adrian D. Sears
3320 Tinney Pl.
Nashville, TN 37217

SEND TAX BILLS TO:
new owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **OLEY, INC., A TENNESSEE CORPORATION,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **ADRIAN D. SEARS, A SINGLE MAN,** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 92, on the Plan of The Enclave at Bayview Estates, Phase Five, as shown by plat appearing of record in Instrument No. 20040325-0033733, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property convyed to Oley, Inc., a Tennessee corporation, by Warranty Deed from Jennifer D. Jenkins FKA Jennifer D. Williams, dated May 21, 2019, appearing of record in Instrument No. 20190523-0048744, of the Register's Office of Davidson County, Tennessee.
Also, being the same property conveyed to Jennifer D. Williams, a single woman, by Quitclaim Deed from Jennifer D. Williams and husband George K. Williams, dated August 24, 2015, appearing of record in Instrument No. 20150827-0086814, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 3320 Tinney Pl., Nashville, TN, 37127.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their are lawfully seized and possessed of said parcel of real estate, and that his/her/their have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2019 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

[Space Below This Line For Recording Data]

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 19 day of July, 2019.

Oley, Inc.

BY: _____
Kris M. Oliver, President

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, a Notary Public, personally appeared Kris M. Oliver, Preisdent of **Oley Inc.** which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **President, which is a member of Oley Inc.** the within named bargainor, and that he as such **President**, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Oley Inc.** by himself as President.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 19 day of July, 2019.

_____
NOTARY PUBLIC

KAYLA L DODD
STATE OF TENNESSEE
NOTARY PUBLIC
My Exp. 05-15-2021
RUTHERFORD COUNTY

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $259, 900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melissa Harris
AFFIANT

Sworn to and subscribed before me this 19th day of July, 2019.

Tricia Ball
NOTARY PUBLIC

TRICIA BALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/21

---------- [Space Below This Line For Recording Data] ----------

True Copy Certification

I, **PAUL F. SOPER**, 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, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.