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 05207005900

NAME & ADDRESS OF NEW OWNER:
Sinclair Wright
1008 Neelys Bend Rd.
Madison, Tn 37115

SEND TAX BILLS TO:

New Owner

Karen Johnson Davidson County
Batch# 289381 DEEDWARR
09/23/2019 09:01:32 AM 2 pgs
Fees: $13.00 Taxes: $758.50
20190923-0096137

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 **SINCLAIR WRIGHT, AN UNMARRIED 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. 3, on the Plan of Section II, Part I, Madison Heights, as shown by plat appearing of record in Book 2083, page 62, 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 conveyed to Oley, Inc., a Tennessee corporation, by Warranty Deed from Sunera Bakare, unmarried, dated May 29, 2018, appearing of record in Instrument No. 20180529-0051158, of the Register's Office of Davidson County, Tennessee.

LESS AND EXCEPT:
Right-of-Way Acquisition
Commencing at a point on the present Right-of Way of Neelys Bend Rd, 24.23 feet right of the centerline station 13+23.93 for project 06-R-02, said point being the Point of Commencing.
Thence: S 63 deg. 57 min. 33 sec. E a distance of 125.00 feet;
Thence: S 26 deg. 02 min. 27 sec. W a distance of 10.51 feet;
Thence: N 64 deg. 00 min. 24 sec. W a distance of 125.00 feet;
Thence: N 26 deg. 02 min. 27 sec. E a distance of 10.61 feet;
to the point of beginning; containing 1336 square feet, more or less.

Permanent Construction Easement
Commencing at a point on the present Right-of-Way of Neelys Bend Rd, 24.23 feet right of the centerline station 13+23.93 for project 06-R-02,
Thence: S 26 deg. 02 min. 27 sec. W a distance of 10.61 feet; said point being the Point of Commencing.
Thence: S 64 deg. 00 min. 24 sec. E a distance of 125.00 feet;
Thence: S 26 deg. 02 min. 27 sec. W a distance of 15.00 feet;
Thence: N 64 deg. 00 min. 24 sec. W a distance of 125.00 feet;
Thence: N 26 deg. 02 min. 27 sec. E a distance of 15.00 feet;
to the point of commencing; containing 1876 square fee, more or less.

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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 1008 Neelys Bend Rd., Madison, TN, 37115.

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).

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 17 day of September, 2019.

Oley, Inc.

BY: _____
Kris M. Oliver, President

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kris M. Oliver, President of Oley, Inc., the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained in his such capacity as President for Oley, Inc.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 17 day of September, 2019.

_____
NOTARY PUBLIC

KAYLA L DODD STATE OF TENNESSEE NOTARY PUBLIC COMM. 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 $205,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 17 day of September, 2019.

_____
NOTARY PUBLIC
My Commission Expires:

KAYLA L DODD STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 05-15-2021 RUTHERFORD COUNTY

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