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

MAP/GROUP/PARCEL 04304003700

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Oley, Inc.
6 Public Square N
Murfreesboro, TN 37130

SEND TAX BILLS TO:

New Owner

Karen Johnson Davidson County
Batch# 297893 **DEEDWARR**
10/09/2019 08:50:03 AM 2 pgs
Fees: $13.00 Taxes: $518.00

20191009-0103331

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, **MARY ELIZABETH DENSON, A WIDOW,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **OLEY, INC., A TENNESSEE CORPORATION,** "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, being Lot No. 24 on the unrecorded map of Scenic View Subdivision, 4th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the northeasterly margin of Keaton Avenue at the corner of Lot Nos. 23 and 24; thence with the line between said lots, northeasterly 175.9 feet to a corner of Lot No. 22; thence with the line between Lot Nos. 22 and 24, southeasterly 105 feet to a corner of Lot No. 25; thence with the line between Lot Nos. 24 and 25, southwesterly 150.8 feet to the margin of Keaton Avenue; thence with the margin of the same, northwesterly 108 feet to the point of beginning.

BEING the same property conveyed to Charles E. Denson and wife, Mary Elizabeth Denson, by Warranty Deed from Charles C. Messick and wife, Karen L. Messick, dated May 25, 1984, appearing of record in Book 6302, page 702, of the Register's Office of Davidson County, Tennessee.The said Charles E. Denson having since died on September 4, 2016 leaving the property to his wife, Mary Elizabeth Denson, in fee simple.

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 401 Keeton Avenue, Old Hickory, TN, 37138.

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 is lawfully seized and possessed of said parcel of real estate, and that his/her/their has 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.

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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 4 day of October, 2019.

Mary E. Denson

Mary Elizabeth Denson

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Mary Elizabeth Denson, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 4 day of October, 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 $140,000.00 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 4 day of October, 2019.

NOTARY PUBLIC

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

My Commission Expires: _____

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