WARRANTY DEED

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

Karen Johnson Davidson County
Batch# 316713 DEEDWARR
11/18/2019 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,502.20
20191118-0118534

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$406,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY OF November, 2019

Notary Public

MY COMMISSION EXPIRES: January 6, 2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Eric Jerome Oates and wife, Veronica Joanne Oates	Synovus Bank	092-01-0-075.00 092-01-0-076.00
(Name) 1130 and 1128 32nd Ave N	(Name) 1033 Demonbreun St	
(ADDRESS) Nashville, TN 37209	ste 200 (ADDRESS) Nashville, TN 37203	
(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, **ETHYLENE BAILEY, UNMARRIED** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC JEROME OATES AND WIFE, VERONICA JOANNE OATES** 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:

TRACT I:

The following described tract or parcel of land, to wit:

Being part of the west part of Block 23, Plan of Midway, (not of record), according to a survey made of said property by John Wilkes, October 20, 1924.

Beginning at a point on the easterly margin of 32nd Avenue, North, 150 feet southerly from the southeast corner of a proposed alley 15 feet wide and 32nd Avenue, North; thence with the easterly margin of 32nd Avenue, North, in a southerly direction fifty (50) feet to a point; thence at right angles with 32nd Avenue, North, easterly 150 feet to the west margin of said 15 foot alley, 50 feet to the Intersection of the first mentioned alley; thence westerly along the margin of first mentioned alley, 150 feet to the beginning.

TRACT II:

The following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being part of Block 23, on the Plan of Midway, not of record, and a part of the Right-of-Way of the Old Nashville and West Nashville Dummy Line, described together as follows:

BEGINNING on the easterly margin of 32nd Avenue, North, formerly India Street, 200 feet southerly from the southerly margin of Centennial Boulevard; running thence southerly with the easterly margin of 32nd

Avenue, North, 50 feet to the northwest corner of a part of said lot conveyed by Albert Robertson to Thomas B. Smith, by deed in Book 691, page 197, Register's Office for Davidson County, Tennessee; running thence easterly with Smith's north line 150 feet to the westerly margin of an alley; thence northerly and with the westerly margin of said alley 50 feet; thence westerly and parallel with Smith's north line 150 feet to the beginning.

Being the same property conveyed to ETHYLENE BAILEY, UNMARRIED, by deed from THE ESTATE OF THOMAS WENDELL HENRY, BY ETHYLENE BAILEY, ADMINISTRATRIX, of record in Instrument No. 199912060300031, dated December 3, 1999, dated December 3, 1999, said Register's Office.

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 15 Day of November 2019.

Ethylene Bailey
Ethylene Bailey

STATE OF Tennessee

County OF Davidson

I, Maxine J. Rucker, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Ethylene Bailey personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15th of November, 2019.

Maxine J Rucker
Notary Public

My Commission Expires: January 6, 2020

(SEAL)

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

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
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