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

MAP/GROUP/PARCEL 06412001600

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

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, **NICOLE REEVES, AN UNMARRIED WOMAN,** "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, and being more particularly described as follows, to-wit:

BEING all of Lot No. 286, on the Plan of Section Four, Sherwood Forest, as shown by plat appearing of record in Plat Book 4460, page 182-183, 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 Mary Reeves and Nicole Reeves, by Warranty Deed from F.E. Stratton Jr. and wife, Bettie Stratton, dated March 9, 2007, appearing of record in Instrument No. 20070313-0030701, of the Register's Office of Davidson County, Tennessee. The said Mary Reeves having since died on January 2, 2015, leaving said property to her heirs at law, Nicole Reeves, Tammy Lynn Putty, Lawrence Earl Reeves, Jr., and Kelly Delores Actis as per Affidavits of Heirship recorded with the Davidson County Register of Deeds.

BEING the same property conveyed to Nicole Reeves by Quit Claim Deed dated November 21, 2019 from Tammy Lynn Putty, and filed for Record in Instrument Number 20191209-0126527, Register's Office for Davidson County, Tennessee.

BEING also conveyed to Nicole Reeves by QuitClaim Deed dated November 20, 2019 from Lawrence Earl Reeves, Jr., and filed for Record in Instrument Number 20191209-0126528 Register's Office for Davidson County, Tennessee.

BEING also conveyed to Nicole Reeves by Quit Claim Deed dated November 21, 2019 from Kelly Delores Actis and filed for record in Instrument Number 20191209-0126529 Register's Office for 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 4800 Cascade Drive, Old Hickory, TN, 37138.

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Karen Johnson Davidson County
Batch# 326587 DEEDWARR
12/09/2019 09:01:28 AM 2 pgs
Fees: $13.00 Taxes: $536.50
20191209-0126530

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 paid by the Grantor(s) and prorated between the parties.

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 6 day of December, 2019.

Nicole Reeves

Nicole Reeves

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Nicole Reeves, 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 6 day of December, 2019.

NOTARY PUBLIC

My Commission Expires: _____

KAYLA L DODD NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 08-15-2021 RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $145,000.00 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 6 day of December, 2019.

NOTARY PUBLIC

My Commission Expires: _____

KAYLA L DODD NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 08-15-2021 RUTHERFORD COUNTY

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