Name and Address of New Owner:
Jace Properties,
117 Paddock Place Drive
Mt. Juliet, TN 37122

Send Tax Bills To:
Jace Properties,
117 Paddock Place Drive
Mt. Juliet, TN 37122

This Instrument Prepared By:
Dellana Lowhorn
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 091-13-0-162.00

Karen Johnson Davidson County
Batch# 335083 DEEDWARR
12/27/2019 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20191227-0133457

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Misty Dawn Ottman and Crystal Fawn Smith, as Adminstrators of Estate of Betty Bull and Heirs at law,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jace Properties, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:
Land in Davidson County, Tennessee, being Lot no. 7 of Block "B" on the Plan of Crolywood Subdivision, Section II of record Book 1130, Page 100 Register's Office for said County.

Said Lot No. 7 of Block "B" fronts 60 feet on the southwesterly margin of West Bend Road and extends back parallel lines 150 feet to a dead line in the rear.

Being the same property conveyed to Betty L. Bull, by Warranty Deed from, John T. Russell, unmarried, of record in Instrument No. 20021204-0149444, recorded on December 4, 2002, Register's Office for Davidson County, Tennessee.
Betty L. Bull AKA Betty Louise Bull died May 30, 2019, leaving the subject property vested in Crystal Fawn Smith and Misty Dawn Ottman as her heirs-at-law, pursuant to the laws of intestate succession in the State of Tennessee, Affidavit of Heirship recorded on September 25, 2019 in Instrument No. 20190925-0097633, Register's Office fro Williamson County, Tennessee and in Instrument No. 20190925-0097634, Register's Office for Davidson County, Tennessee.

This is improved property known as 515 West Bend Drive, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of December, 2019.

By: _____ (SEAL)
Misty Dawn Ottman

By: _____ (SEAL)
Crystal Fawn Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of December, 2019, before me personally appeared Misty Dawn Ottman and Crystal Fawn Smith, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of December, 2019.

_____
Notary Signature
My commission expires: 3-5-2021

DELANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00, 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
20th day of December, 2019.

_____
Notary Public
My commission expires: 3-25-2023
File No. 2019-807

KRISTI McCOY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

True Copy Certification

I, Kelsey Pitman, 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.

Kelsey Pitman
Signature

State of Tennessee

County of Wilson

Personally appeared before me, Kristi McCoy, a notary public for this county and state, Kelsey Pitman who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kristi McCoy
Notary's Signature

My Commission Expires: 3/25/2023

