(1)

Return To
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

**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 04304003700**

**NAME & ADDRESS OF NEW OWNER:**
**Pedro Martin**
**401 Keeton Avenue**
**Old Hickory, TN 37138**

**SEND TAX BILLS TO:**
Pedro Martin
602 Larkin Springs Rd.
Madison, TN 37115

# 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 **PEDRO MARTIN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY,** "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 Oley, Inc., a Tennessee corporation, by Warranty Deed from Mary Elizabeth Denson, a widow, dated October 4, 2019, in Instrument No. 20191009-0103331, of the Register's Office of 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 401 Keeton Ave, 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 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 2020 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.

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Karen Johnson Davidson County
Batch# 358306 DEEDWARR
02/14/2020 09:30:23 AM 2 pgs
Fees: $13.00 Taxes: $683.38

20200214-0017012

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 21 day of January, 2020

**Oley, Inc.**

**BY:** _____
**Kris M. Oliver**

STATE OF TENNESSEE )
)
COUNTY OF RUTHERFORD )

Before me, a Notary Public, personally appeared Kris M. Oliver, Preisdent of Oley Inc. which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President, which is a member of Oley Inc. the within named bargainor, and that he as such President, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Oley Inc. by himself as President.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 21 day of January, 2020.

_____
NOTARY PUBLIC
My Commission Expires: _____

KAYLA L DODD
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY
EXP. 05-13-2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $184,695.00 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 21 day of January, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 10/16/22

SAMANTHA KILGOUR
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY

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