WARRANTY DEED

Karen Johnson Davidson County
Batch# 359655 DEEDWARR
02/18/2020 02:02:30 PM 3 pgs
Fees: $18.00 Taxes: $7,030.00
20200218-0017998

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$1,900,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th DAY OF January, 2020

Notary Public

MY COMMISSION EXPIRES: ~~January 6, 2020~~ 5/3/21

(AFFIX SEAL)

STEPHANIE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-21

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
215 2nd Aveune, Suite 200
Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
John H Otey, Jr	James H Otey Jr	Map-Par. 106-01-0-108.00, Map-Par. 106-01-0-109.00 and ,Map-Par. 106-01-0-119.0
(Name) 405 Murfreesboro Road, 407 Murfreesboro, Road and 96 Nance Lane	(Name) 2701 Jefferson St	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Nashville, TN 37208	
(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, **FARRAH DIONE YOUNG** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN H OTEY, JR** 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 1

Being Lots No. 3 and 4 on the Map of Minton's Subdivision of Lots No. 1, 5, and 6 of the Nance Lands as of record in Book 161, Page 95, Register's Office for said County, and more fully described as follows:

Said Lots Nos. 3 and 4 front together 100 feet on the Southerly side of Murfreesboro Pike, as widened and run back between parallel lines, 165 feet to an alley.

TRACT 2

BEING part of Lot No. 14 on the Plat of Minton's Subdivision of certain lots of the Nance Lands, of record in Book 161, Page 95, Register's Office for said County.

Said part of said lot fronts 39.5 feet on the easterly side of Nance Lane (formerly Hales' Avenue) and runs back between lines, 214.8 feet on the northerly line and 198 feet, more or less, on the southerly line to a dead line in the rear, on which it measures 40 feet, more or less, and being more particularly described as follows:

BEGINNING at a point in the easterly margin of Nance Lane at a point five feet northwardly of the southwesterly corner of Lot 14 as shown on said recorded plat (being the northwesterly corner of the tract conveyed by Alice Cashion et vir, and J. Campbell Jenkins et ux to L. P. Gresham and wife, Martha

Gresham, by deed dated May 7, 1952, of record in Book 2045, Page 469, Register's Office for said County) thence easterly 198 feet, more or less, to a point 18 feet northwardly from the southerly line of Lot 14 (being a point in the westerly margin of the tract conveyed to Mercury Courts, Inc., by deed of record in Book 2044, Page 48, Register's Office for said County); thence northwardly with the Mercury Court, Inc., line 40 feet more or less, to the northerly line of Lot 14 as shown on said recorded plat; thence westwardly 214.8 feet to a point in the easterly margin of Nance Lane, being the northwesterly corner of Lot No. 14, as shown on said recorded plat; thence with the easterly margin of Nance Lane, southwardly 39.5 feet to the point of beginning,

TRACT 3

BEING the westerly 25 feet of Lot No. 5 on the Map of Minton's Subdivision of Lots No. 1, 5 and 6 of Nance Lands, of record in Book 161, Page 95, Register's Office for said County.

Said part of said Lot No. 5 fronts 25 feet on the South side of Murfreesboro Pike, as widened, by decree of record in Minute Book 56, Page 346 of the Second Circuit Court of said County, and runs back between lines 165 feet, more or less, to an alley.

TRACT 4

BEING all that portion of Lot 2 on the Map of Minton's Subdivision of Lots No. 1 5 arid 6 of the Nance Lands as of record in Book 161 Page 95, Register's Office for said County, except a strip along the front of said lot taken for the widening of Murfreesboro Pike, and in addition to said lot that portion of a 16 foot alley, now closed, lying immediately in the rear of said lot.

Said property fronts 50-feet on the southerly side of Murfreesboro Pike, as widened, and runs back between parallel lines, 181 feet to a dead line on which it measures 50 feet.

Being the same property conveyed to CAROL JENKINS, (a/k/a CAROL C. JENKINS & CAROL A. JENKINS), by deed from BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record as Instrument No. 20150923-0096588, dated September 18, 2015, said Register's Office. CAROL JENKINS further conveyed said property to FARRAH DIONE YOUNG, by Quitclaim Deed of record as Instrument No. 20161103-0116610, dated September 6, 2016, 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 the 24th of January, 2020.

~~Farrah~~ Dione Young

STATE OF Tennessee

County OF Davidson

Before Me, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Farrah Dione Young personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 24th of January, 2020.

Notary Public

My Commission Expires: ~~January 6, 2020~~ 05-03-2021

ANDRE P. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

Please return to
Logos Realty Closing Services Inc.
215 2nd Aveune, Suite 200
Nashville, TN 37201

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