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

MAP/GROUP/PARCEL 033160236.00

From Information Furnished by the Parties.

NAME & ADDRESS OF NEW OWNER:
Josh Kirby and Kelly Kirby
3080 Leeville Pike
Lebanon, TN 37087

SEND TAX BILLS TO:
New Owner

Karen Johnson Davidson County
Batch# 364834 DEEDWARR
02/28/2020 08:52:57 AM 2 pgs
Fees: $13.00 Taxes: $481.00
20200228-0022269

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 **JOSH KIRBY,** "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. 105-B, on the Zone Lot Division, Lots 100 Through 111, Section 2, Primrose Meadows, as shown by plat appearing of record in Book 6900, page 105, 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 Larry Wallace, by Quitclaim Deed from Judy Gayle Barbee, dated November 1, 2018, appearing of record in Instrument No. 20181109-0111072, of the Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to Oley Inc by Warranty Deed dated 2-12-2020 from Larry Wallace, and filed for record in Instrument Number 20200219-0018202, 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 112 Nelson Ct. W, Madison, TN, 37115.

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).

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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 12 day of February, 2____.

Oley, Inc.

BY: _____
Kris M. Oliver

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **KRIS M. OLIVER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath acknowledged himself to be the **PRESIDENT OF OLEY INC.** and that he as such **PRESIDENT**, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as **PRESIDENT**.

WITNESS MY HAND AND OFFICIAL SEAL this the ~~10th~~ 12th day of ~~October, 2012~~ February, 2020

_____
NOTARY PUBLIC
My Commission Expires: 5-15-21

KAYLA L DODD
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 05-15-2021
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 $130,000.00 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 12 day of February, 2020.

_____
NOTARY PUBLIC

My Commission Expires: _____

KAYLA L DODD
STATE OF TENNESSEE
NOTARY PUBLIC
COMM. EXP. 05-15-2021
RUTHERFORD COUNTY

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