Davidson County DEEDWARR
Recvd: 09/16/04 13:04 2pgs
Fees:13.00 Taxes:421.80
20040916-0111698

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**5111 Maryland Way, Suite 101**
**Brentwood, TN 37027**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**
**The actual consideration or value, whichever is greater, for this transfer is $114,000.00**

Judith Adkins
**Affiant**

**Subscribed and sworn to before me, this 13th day of September, 2004.**

Sharon R. Riney
**Notary Public**
**My commission expires:** 5-27-07

**02-0409-43429**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Eric C. O'Dell<br>106 Westerly Drive<br>Nashville TN 37221 | New Owner | 142-7-A-106.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Beth A. Wittrig, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Eric C. O'Dell, unmarried, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND in Davidson County, Tennessee, being Unit No. 106 of Willow Pointe Condominiums, a horizontal property regime established by Master Deed of record in Book 6772, Page 257, as amended in Book 8867, Page 283, the plat of which is of record in Plat Book 6772, Page 293, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Beth A. Wittrig by deed from Claire M. Foster filed for record on 1/3/96 in Book 9907, Page 172, Register's Office for Davidson County, Tennessee.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 106 Westerly Drive, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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.

WITNESS my hand this 13th day of September, 2004.

Beth A. Wittrig

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Beth A. Wittrig, unmarried, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 13th day of September, 2004.

Notary Public
State of Tennessee at Large

My Commission expires 9/4/05

