WARRANTY DEED

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

G-RA-09-138

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,900.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF February, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/8/2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Skaggs	New Owner (NAME)	
138 Carriage Court (ADDRESS)	(ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	171-3-B-160.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JOHN MICHAEL O'DELL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL SKAGGS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 20, TOWNHOMES OF FREDERICKSBURG, PHASE TWO, SECTION FIVE, REVISION ONE, "CARRIAGE HOMES OF FREDERICKSBURG", AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 578, REVISED AT INSTRUMENT NO. 20000804-0077800, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JOHN MICHAEL O'DELL BY WARRANTY DEED FROM RANDY D. DARNELL, A SINGLE PERSON, RECORDED ON THE 14TH DAY OF SEPTEMBER, 2004 IN INSTRUMENT NO. 20040914-0110935, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRIMARY OR MARITAL RESIDENCE OF SAID GRANTOR.

THIS CONVEYANCE IS SUBJECT TO ; A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE HEREIN; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE APPEARING IN BOOK 10224, PAGE 683, BOOK 10776, PAGE 945, BOOK 10126, PAGE 435, INSTRUMENT NO. 20000718-0070558 AND 20050705-0076596. CHARTER AS RECORDED IN BOOK 10126, PAGE 430 AND BOOK 10776, PAGE 938. EASEMENTS FOR SANITARY SEWER AND STORM DRAINAGE OF RECORD IN BOOK 7993, PAGE 369 AND BOOK 9607, PAGE 431. EASEMENT FOR DRAINAGE OF RECORD IN BOOK 7851, PAGE 712 AND BOOK 10012, PAGE 756. EASEMENT FOR SANITARY SEWER/STORM DRAINAGE AND WATER MAIN OF RECORD IN BOOK 7358, PAGE 643.

unimproved ( )
This is improved (X) property, known as 138 Carriage Court, Brentwood, Tennessee 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 02/23/09 11:07 2 pgs
Fees:13.00 Taxes:839.53
20090223-0015466

Witness my/our hand(s) this 20th day of February, 2009.

John Michael O'Dell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Michael O'Dell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of February, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903