# WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,293.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2009

Notary Public:

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Melissa C. Harding | Guaranty Trust Co. | Parcel ID: |
| 3405 Old Anderson Road; #214 | 316 Robert Rose Drive | 136150A07600CO |
| Antioch, TN 37013 | Murfreesboro, TN 37129 | |

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Erika Odom fka Erika Gilbert and husband, Michael Odom**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Melissa C. Harding , unmarried**

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Unit No. 76, on the Plan of First Revision to Phase 2 Final Plat Watercrest Townhomes, of record in Plat Book 11190, Page 81, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Erika Gilbert, an unmarried woman, by deed from Pulte Homes Tennessee Limited Partnership of record in Instrument 200003280031180, Register's Office for said County. The said Erika Gilbert is now known as Erika Odom.

This conveyance is subject to: (1) 2009 county taxes, which have been prorated and assumed by the Grantees, (2) all matters appearing on the plan of record in Book 11190, page 81, said Register's Office; and (3) Restrictive Covenants and By-Laws of record in Book 10788, page 546; Book 10788, page 553; and Book 11158, page 931, said Register's Office.

Michael Odom is joining in this conveyance to convey any and all marital rights he may have in and to said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 3405 Old Anderson Road; #214, Antioch, TN 37013

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.

Witness my hand this 10th day of June, 2009.

Erika Odom

Michael Odom

BILL GARRETT, Davidson County
Trans:T20090039218 DEEDWARR
Recvd: 06/12/09 09:59 2 pgs
Fees:13.00 Taxes:437.68
20090612-0054671

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 10th day of June, 2009.

My Commission Expires: 11-22-10

Notary Public

