WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090068971 DEEDWARR
Recvd: 10/08/09 14:51 2 pgs
Fees:13.00 Taxes:532.80
20091008-0093942

G-REM-09-3327

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF September, 2009.

Notary Public

MY COMMISSION EXPIRES: 11-22-2010 (AFFIX SEAL)

BONNIE J. CURRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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
Deborah L. Maxwell	New Owner (NAME)	
3327 Harpeth Springs Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	141-6-D-102.00 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 ROBERT C. ODEN AND MAVIS L. ODEN, TRUSTEES OF THE ODEN FAMILY TRUST, DATED DECEMBER 30, 2008, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DEBORAH L. MAXWELL, AN UNMARRIED WOMAN, 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 NO. 102, RIVERBRIDGE COMMUNITY, A PLANNED UNIT DEVELOPMENT, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20030213-0019999, 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 BY QUITCLAIM DEED FROM MAVIS L. ODEN, A MARRIED WOMAN TO ROBERT C. ODEN AND MAVIS L. ODEN, TRUSTEES OF THE ODEN FAMILY TRUST, DATED DECEMBER 30, 2008 AS RECORDED ON THE 2ND DAY OF JANUARY, 2009 IN INSTRUMENT NO. 20090102-0000086 AND WARRANTY DEED FROM BEAZER HOMES CORP., DBA PHILLIPS BUILDERS, A TENNESSEE CORPORATION TO MAVIS L. ODEN, A MARRIED WOMAN AS RECORDED ON THE 2ND DAY OF DECEMBER, 2004 IN INSTRUMENT NO. 20041202-0143788, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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 AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3327 Harpeth Springs Drive, Nashville, Tennessee 37221
(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.

Witness my/our hand(s) this 24th day of September, 2009.

Robert C. Oden and Mavis L. Oden, Trustees of The Oden Family Trust, dated 12/30/2008

Robert C. Oden, Trustee by Sherry Mills-Scott as Attorney-In-Fact
Robert C. Oden, Trustee by Sherry Mills-Scott, as Attorney-In-Fact

Mavis L. Oden, Trustee by Sherry Mills-Scott as Attorney-In-Fact
Mavis L. Oden, Trustee by Sherry Mills-Scott, as Attorney-In-Fact

Mavis L. Oden by Sherry Mills-Scott as Attorney-In-Fact
Mavis L. Oden by Sherry Mills-Scott, as Attorney-In-Fact

Robert C. Oden by Sherry Mills-Scott as Attorney-In-Fact
Robert C. Oden by Sherry Mills-Scott, as Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 24th day of September, 2009, before me personally appeared Sherry Mills-Scott to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Robert C. Oden and Mavis L. Oden, Individually and as Trustees of the Oden Family Trust, dated December 30, 2008 and who acknowledged she executed the same as the free act and deed of the said Robert C. Oden and Mavis L. Oden, Trustees of the Oden Family Trust, dated December 30, 2008.

Witness my hand and official seal, this the 24th day of September, 2009.

Notary Public

My Commission Expires: 9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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

REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027