WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JANUARY, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOX 10-A

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric L. and Brooke L. O'dell	PrimeLending, A Plainscapital Company	Map 147-14
(NAME) 567 Valleywood Drive	(NAME) 18111 Preston Road, Suite 900	Parcel 78
(ADDRESS) Nashville, TN 37211	(ADDRESS) Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **WAYNE B. GARRETT, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC L. O'DELL AND WIFE, BROOKE L. O'DELL,** 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:

Land in Davidson County, Tennessee, being Lot No. 284 on the Plan of Whispering Hills, Section II-B, of record in Plat Book 2331, page 155, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Wayne b. Garrett, unmarried, by deed dated March 1, 1989 from Billy M. Atnip and wife, Mary Lois Atnip, of re cord in Book 7786, page 1, said Register's Office.

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing on the plan of record in Book 2331, page 155, said Register's Office; and (c) driveway agreement of record in Book 10242, page 138, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 567 Valleywood Drive, Nashville, Tennessee 37211

(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 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.

BILL GARRETT, Davidson County
Trans: T20100000861 DEEDWARR
Recvd: 01/06/10 08:19 2 pgs
Fees: 13.00 Taxes: 505.05

20100106-0001000

Witness my hand this 5th day of January, 2010.

Wayne B. Garrett
by Greg Hardeman, Atty in Fact

Wayne B. Garrett
By Greg Hardeman, His Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of January, 2010, before me personally appeared Greg Hardeman, to me known to be the person who executed the foregoing instrument on behalf of Wayne B. Garrett and acknowledged that he executed the same as the free act and deed of Wayne B. Garrett.

Witness my hand and official seal at Nashville, Tennessee this 5th day of January, 2010.

Commission expires: 10.21.2013

Christine L. Lind
Notary Public

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013