BILL GARRETT, Davidson County
Trans:T20100023436 DEEDWARR
Recvd: 04/20/10 14:24 2 pgs
Fees:13.00 Taxes:506.53
20100420-0029853

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 10030186

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $136,900.00.

Affiant

Subscribed and sworn to before me, this 30th day of March, 2010.

Notary Public
My Commission Expires: 5/8/2012

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.
My Commission Expires 5/8/2012

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Charnell Thomas 5232 Village Way Nashville TN 37211	New Owner	Tax Parcel ID No. 161110E01500CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew S. O'Dell and wife, Jessica S. O'Dell** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charnell Thomas**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 12, VILLAGES OF BRENTWOOD, PHASE VIII, SECTION II, as shown on plat of record in Plat Book 7900, Page 57, 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 Matthew S. O'Dell and wife, Jessica S. O'Dell by Warranty Deed from Tracy Seaman, unmarried, recorded on the 26th day of September, 2005 in Instrument No. 20050926-0115269, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of VILLAGES OF BRENTWOOD, PHASE VIII, SECTION II, as recorded in Plat Book 7900, Page(s) 57 and Boundary Plat Book 6200, Page 769.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6143, Page 11 and Book 7231, Page 789 amended in Book 8507, Page 831 and Declaration of Annexation recorded in Book 7582, Page 816, Book 6900, Page 777, Book 7492, Page 108 and Book 7679, Page 109.

Charter recorded in Book 6158, Page 352, Book 7599, Page 914, Book 7925, Page 41, Book 7936, Page 332, Book 8152, Page 927 and Book 8163, Page 593.

This is improved property located at 5232 Village Way Nashville TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of March, 2010.

Matthew S. O'Dell

Jessica S. O'Dell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew S. O'Dell and Jessica S. O'Dell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2010.

Notary Public

My Commission Expires: 11/22/10

