10-1-166

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) October 28, 2012

LEAH A. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires

BILL GARRETT, Davidson County
Trans: T20100034086 DEEDWARR
Recvd: 06/04/10 12:38 2 pgs
Fees: 13.00 Taxes: 910.20

20100604-0043489

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelia A. Odusote	Fifth Third Mortgage	Map 117-8-B
(NAME) 3408 Richards Street	(NAME) 5001 Kingsley Dr.	Parcel 3 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Cincinnati OH 45227	
(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, WE, **BENJAMIN C. SMITH AND WIFE, ANGELA DENISE SMITH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHELIA A. ODUSOTE**, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 3 on the Plan of Stokeswood Condominiums, of record in Book 6200, page 155, as amended in Book 6200, page 438, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Benjamin C. Smith and wife, Angela Denise Smith, by Quitclaim Deed from Gary W. Smith and wife, Mary R. Smith, of record in Instrument No. 20050810-0094535, said Register's Office.

This conveyance is subject to (a) 2010 real property taxes; (b) all matters appearing on the plan of record in Book 6200, page 155 as amended in Plat Book 6200, page 438, said Register's Office; and (c) Master Deed and Bylaws of record in Book 6441, page 577, Book 6436, page 620 and Book 6923, page 777, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3408 Richards Street, Nashville, Tennessee 37215
(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.

Witness our hands this 29th day of April, 2010.

Benjamin C. Smith

Angela Denise Smith

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 Benjamin C. Smith and Angela Denise Smith, the bargainor, 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 at Nashville, Tennessee this 29 day of April, 2010.

Commission expires:



My Commission Expires MAR. 4, 2013

Notary Public