File No. 210090251

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100064794 DEEDWARR
Recvd: 10/13/10 11:34 2 pgs
Fees:13.00 Taxes:821.40
20101013-0081985

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 9-8-2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Obedala	NEW OWNERS	155020A04500CO
(NAME) 8205 Poplar Creek Rd.	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Abby Wells Baas, married f/k/a Abby Wells*, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto David Obedala and wife, Kelly Obedala, hereinafter called the grantee(s), 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. 45 on the Plan of Resubdivision of Lots 45 and 46, Montcastle Estates, of record in Plat Book 6050, Page 451, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot, together with an undivided interest in the common interest of Montcastle Estates, all as described in said reference, described according to the survey of Anderson-Delk & Company dated June 8. 1987.

Being the same property conveyed to ABBY WELLS, A Single Person by Deed from CHARLES DERRINGTON AND WIFE, SUSAN L. DERRINGTON, dated 02/28/2006 and filed for record on 03/01/2006 in Instrument No. 20060301-0023413, Register's Office for DAVIDSON County, Tennessee.

***Subject property is not the principal residence of Grantor**

All matters as set forth per Book 6050, Page 451, said Register's Office.

Restrictions of record in Book 7170, Page 926, as amended in Book 7260, Page 295, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 7421, Page 27, Register's Office for said County.

County of DAVIDSON taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel ID No. 155020A04500CO

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved

This is improved X property, known as ☐ 8205 Poplar Creek Rd., Nashville, TN 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 hands this 12th day of October, 2010.

Abby Wells Baas

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Abby Wells Baas, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 10/12/2010.

Witness my hand at office this 12th day of October, 2010.

Commission expires: 11/10/13

Notary Public

File Number: 210090251

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064

