WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120000185 DEEDWARR
Recvd: 01/03/12 11:16 2 pgs
Fees:13.00 Taxes:536.50
20120103-0000243

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2011.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Geoffrey P. Odom	First Community Mortgage, Inc. and MERS, Inc., solely as nominee for First Community Mortgage, Inc.	09801000300
(NAME)	(NAME)	
3635 Andrew Jackson Way	ISAOA/ATIMA, 275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, TN 37129	
(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, **Jerry Witherington, Ancillary Trustee of the Sherryll D. Hornsby Living Trust**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Geoffrey P. Odom, Married**, hereinafter called the GRANTEE(S), their heirs and/or 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. 99, on the Plan of Lake Park, Section One, of record in Plat Book 4175, Pages 134 and 135, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sherryll B. Wilhelm, unmarried and Era M. Barnett, unmarried as joint tenants with the right of survivorship by Deed from Linda Sue Springer and husband, Michael Springer, dated 10/24/2005 and filed for record on 11/01/2005 in Instrument 200511010131926, Register's Office for Davidson County, Tennessee.The said Era M. Barnett died on March 7, 2009, leaving Sherryll B. Wilhelm the sole surviving tenant by the entirety.

Being the same property conveyed to Sherryll D. Hornsby, Trustee of the Sherryll D. Hornsby Living Trust by Deed from Sherryll D. Hornsby fka Sherryll B. Wilhelm, dated 12/17/2010 and filed for record on 01/12/2011 in Instrument 201101120003373, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 4175, Page 134-135, said Register's Office.

Restrictions of record in Book 4429, Page 577, as amended of record in Book 4516, Page 751, said Register's Office.

Charter of record in Book 4669, Page 746 and Book 9949, Page 538, said Register's Office.

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 ☐ property, known as 5931 Port Anadarko Trail, Hermitage, TN 37076
(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/or 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/or 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 hand this 29TH day of DECEMBER, 2011.

SHERRYLL D. HORNSBY LIVING TRUST

Jerry Witherington, Ancillary Trustee

Jerry Witherington
Ancillary Trustee

State of TN
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jerry Witherington with whom I am personally acquainted and who proved himself to be the Ancillary Trustee of Sherryll D. Hornsby Living Trust, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122