BILL GARRETT, Davidson County
Trans: T20120033039 DEEDWARR
Recvd: 05/04/12 13:39 2 pgs
Fees: 13.00 Taxes: 580.90
20120504-0038692

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **24th** day of **April, 2012**

Jennifer Crowell
Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Mason	360 Mortgage Group, LLC	093024A10200CO
(NAME)	(NAME)	
178 2nd Ave N. #102	11305 Four Points Drive, Bldg 1	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201	Austin, TX 78726	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Shawn Odom**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brian L. Mason**, unmarried, 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 Unit 102, The Quarters Condominiums, as established under Master Deed of record in Instrument No. 20050902-0106149, in the Register's Office of Davidson County, Tennessee, to which master deed reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shawn Odom, unmarried, by Deed from Matthew L. Cook and wife, Nicole R. Cook, dated October 30, 2006 and filed of record on November 3, 2006 in Instrument Number 20061103-0137271, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 178 2nd Ave N. #102, Nashville, TN 37201

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, has 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 **24th** day of **April, 2012**

Shawn Odom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Shawn Odom**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **24th** day of **April, 2012**

Notary Public

My commission expires: _____

CHRIS CANTRELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires May 5, 2013