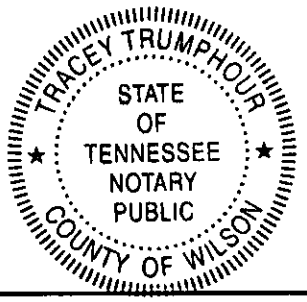
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Paul Odum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of December, 2012

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 |
|---|---|---|
| Paul Odum | | 08700004300 |
| (NAME) | (NAME) | |
| 3087 Brandau Rd. | Same | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20120094550 DEEDWARR
Recvd: 12/11/12 09:39 2 pgs
Fees:13.00 Taxes:658.60
20121211-0113969

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, we, **Nannie L. Smith,** a widow hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Paul Odum**, 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 parts of Lots Nos. 2 and 3 on the Map of the Partition of the Real Estate of Hollis Hagar, deceased, of record in Plan Book 1, Page 54, of the Chancery Court at Nashville, and described according to a copy of a survey made by E.R. Southgate & Sons, Surveyors, September 25, 1947 as follows:

Beginning at a spike in the center line of New Hope Road opposite a post set in the east margin of said road, being the corner of the property conveyed to McClendon; thence along an old fence line South 87° East 996 feet to a maple and ash pointers; thence South 7° 30' East, crossing a branch, 315 feet to a stake; thence South 75° 20' West 667.5 feet to an elm tree; thence crossing said branch again, North 74° West 438 feet to a spike in the center line of New Hope Road; thence with the center line of the same, North 4° East 420 feet to the beginning, containing 10.42 acres more or less.

Being the same property conveyed to Richard Harris Smith Sr. and wife, Nannie Lou Smith by Deed from Dennis McClendon and wife, Lina Hodges McClendon, dated 09/30/1947 and filed for record on 10/01/1947 in Book 1534, Page 273, Register's Office for Davidson County, Tennessee.

The said Richard Harris Smith Sr. died on 7/15/2011, leaving Nannie Lou Smith the sole surviving tenant by the entirety.

County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

Right-of-way for New Hope Road, as much as therein my lie.

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 6341 N New Hope Road, 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 7th day of December, 2012.

Nannie L. Smith

Nannie L. Smith

State of Tennessee
County of Wilson

Personally appeared before me Nannie L. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of December, 2012.

Tracey Trumphour

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**