File Box 24B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Paul R Odum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF DECEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: October 5, 2015.

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Odum	NEW OWNERS	08500007200
(NAME)	(NAME)	
3087 Brandau Road		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	,	
(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, **Charles O. Chance and wife, Sherryl Chance**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul Odum and Cephas D. Smallwood**, 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:

Being Lot No. 2 on the plan of Final Plat of Cabinet Shop of record in Book 9700,page 233, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles O. Chance and wife, Sherryl Chance by deed from Ralph L. Ulmer and wife, Marion W. Ulmer of record in Instr. No. 20041217-0150527, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2012 taxes, paid, prorated and assumed by the Grantees; Subject to all matters as set out on the plan of record in Book 9700, page 233; to Disposal Field and Water Line easement as set out in Book 9700, page 233; to Sanitary Sewer and/or Storm Drainage Agreement as set out in Instr. No. 200001208-0120844, said Register's Office. Subject to the rights and claims of parties in possession.

This property is being sold as is.

unimproved ☒

This is improved ☐ property, known as 3520 Hoggett Ford 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 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 26th day of December, 2012.

Charles O. Chance
Charles Chance

Sherryl Chance
Sherryl Chance

BILL GARRETT, Davidson County
Trans:T20120098422 DEEDWARR
Recvd: 12/26/12 12:14 2 pgs
Fees:13.00 Taxes:566.10

20121226-0118656

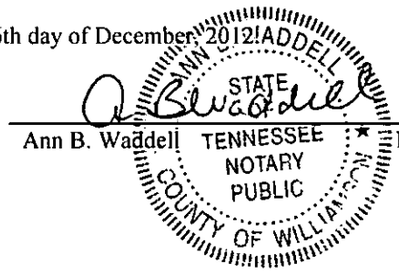
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Charles O. Chance and wife, Sherryl Chance, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainors, and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 26th day of December, 2012.

Commission expires: October 5, 2015



Ann B. Waddell Notary Public