THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20130011928 DEEDWARR
Recvd: 02/12/13 09:50 2 pgs
Fees:13.00 Taxes:351.50

20130212-0014265

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00.

Kelly A. Calhoun
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF FEBRUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-14

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly A. Calhoun	Bank of America, N.A.	MAP 142-07-A
106 Westerly Drive	14100 N 83rd Avenue	PARCEL 106
Nashville, TN 37221	Peoria, AZ 85381	
(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, I, **Eric C. O'Dell, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelly A. Calhoun and husband, Raymond Calhoun** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAIVDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit number 106 of Willow Pointe, a Condominium Development, as established by the Master Deed of record in Book 6772, page 257 and amended in Book 8867, page 283 and Instrument 20120911-0082239, Register's Office for Davidson County, Tennessee, together with a percentage interest in the common elements appurtenant to said Unit. Reference is made to Exhibit "A" of the Master Deed for a depiction of the Units.

Being the same property conveyed to Eric C. O'Dell by deed dated September 13, 2004 and recorded as Instrument 20040916-0111698, said Register's Office

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **106 Westerly Drive, Nashville, TN 37221.**

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 my hand this the 11th day of February, 2013.

Eric C. O'Dell by Christie Wilson, attorney-in-fact

Eric C. O'Dell by Christie Wilson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christie Wilson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Eric C. O'Dell**, as his Attorney in Fact, as the free act and deed of the within named **Eric C. O'Dell**.

Witness my hand and official seal this the 11th day of February, 2013.

My Commission expires 1-9-16

Notary Public

