Prepared from information furnished by the parties

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 249,000.00

Courtney Wolfe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of February, 2013

Notary Public

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Donald K. Wolfe	NEW OWNER	Parcel ID:
2729 Bluefield Ave.		09605003000
Nashville, TN 37214		

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, we

Linda Ann Odum, Sole Heir of the Estate of Martha Frances Odum

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Donald K. Wolfe and wife, Courtney H. Wolfe

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. 1, on the Plan of Resubdivision of Lots 79 & 80 Bluefields, of record in Instrument 20080303-0020702, amending Plat Book 843, Page 16, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Fred S. Odum and wife, Frances M. Odum by deed from Ky Curry and wife, Jo Curry, of record in Book 1636, Page 497, dated August 25, 1948, Register's Office for said County. The said Frances M. Odum now being deceased. The said Fred S. Odum having predeceased Frances M. Odum. Frances M. Odum died leaving as sole heirs the Grantors herein. See also Affidavit of Heirship of record in Instrument 20080201-0010611. The said Frances M. Odum and Martha Frances Odum being one and the same person.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20080303-0020702, amending Plat Book 843, Page 16, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2729 Bluefield Ave., Nashville, TN 37214

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 16th day of February, 2013.

Estate of Martha Frances Odum

Linda Ann Odum

By: Linda Ann Odum, Sole Heir

BILL GARRETT, Davidson County
Trans:T20130014133 DEEDWARR
Recvd: 02/20/13 11:27 2 pgs
Fees:13.00 Taxes:732.60

20130220-0016903

STATE OF Maryland

COUNTY OF Howard

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Ann Odum, 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 for the purposes therein contained.

Witness my hand and official seal at Columbia, Maryland, this 16 day of February, 2013.

My Commission Expires: 3/1/2015 Chris J. Tsucalas
Notary Public

