BILL GARRETT, Davidson County
Trans: T20130037863 DEEDWARR
Recvd: 05/07/13 09:24 2 pgs
Fees: 13.00 Taxes: 680.80

20130507-0045798

WARRANTY DEED

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **2nd** day of **May, 2013**

Notary Public

MY COMMISSION EXPIRES: 4-2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristen Michelle Allen	Aliant Bank	161060A038.00CO
(NAME)	(NAME)	
1012 Ashmore Drive	100 Century Park S. Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham, AL 35226	
(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, **Warren Todd O'Dell, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kristen Michelle Allen,** *~~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:

*an unmarried woman

Land in Davidson County, Tennessee, being Unit No. 38 on the plan of Oakhill Townhomes, Phase 2, Lot 2, as shown on Exhibit "A-1" to the First Supplemental Declaration to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes of record in Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Warren Todd O'dell by Warranty Deed from Centex Homes, a Nevada General Partnership dated July 26, 2012 of record in Instrument No. 20120726-0065752, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Centex Homes, a Nevada General Partnership by deed from Gertrude Tibbs Ezell dated February 2, 2007 of record in Instrument No. 20070202-0014134, 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 1012 Ashmore Drive, Nashville, TN 37211

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 **2nd** day of **May, 2013**

Warren Todd O'Dell
Warren Todd O'Dell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Warren Todd O'Dell**, 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 **2nd** day of **May, 2013**

Notary Public

My commission expires: _____

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016