BILL GARRETT, Davidson County
Trans:T20130056783 DEEDWARR
Recvd: 07/03/13 12:06 2 pgs
Fees:13.00 Taxes:814.00
20130703-0069001

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road** **Suite A203** **Nashville, Tennessee 37215** **CRT File No. 13060068**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $220,000.00. Affiant Subscribed and sworn to before me, this 28th day of June, 2013. Notary Public My Commission Expires: 12-11-2016

MICHELLE S GLASS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires December 11, 2016

WARRANTY DEED

Address New Owner: John Odom 6872 Collinswood Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 155-08-0-C-208.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Troy Holsing** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John P. Odom, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 208, POPLAR CREEK ESTATES, PHASE 2, as shown on plat of record in Plat Book 6900, Pages 339-347, amended in Plat Book 7900, Pages 888 and 889, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Troy Holsing, unmarried by Warranty Deed from Edward T. McBride and wife, Allison S. McBride, recorded on the 9th day of June, 2005 in Instrument No. 20050609-0066034, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of POPLAR CREEK ESTATES, PHASE 2, as recorded in Plat Book 6900, Page(s) 339-347, amended in Plat Book 7900, Pages 888 and 889.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9472, Page 824.

Charter of Homeowners Association recorded in Book 7120, Page 125.

Easement for Ingress/Egress, recorded in Book 6613, Page 533 and Book 6634, Page 652.

Easement for Stormwater Detention, recorded in Book 7099, Page 299.

This is improved property located at 6872 Collinswood Drive Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of June, 2013.

Keith Turner Power of Attorney for Troy Holsing

Troy Holsing
By Keith Turner, 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, Keith Turner, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Troy Holsing, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 28th day of August, 2012.

Kate Rosenthal

Notary Public

My Commission Expires:

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014