Davidson County DEEDWARR
Recvd: 08/05/13 13:59 3 pgs
Fees:18.00 Taxes:925.00
20130805-0081742

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me this 31st day of July, 2013.

Notary Public

My commission expires: 9/21/2015

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
LaWanna Edwards	**New Owner**	**Map\Parcel: 082-16-433.00**
909 B Russell St.		
Nashville, TN 37206		

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 ACKNOWLEDGE, WE,

William L. Odom and Joseph C. Odom and Cynthia S. Odom and Beverly O. Elving, the heirs at Law of Ruth Odom, deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LaWanna Edwards, 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:

Land in Davidson County, Tennessee, being Lot No. 1-B on the Plan of Zone Lot Division, Lot No. 1, Aeby Subdivision, of record in Plat Book 6200, Page 250, amending Plat Book 6200, Page 168, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ruth Odom by Deed from Federal National Mortgage Association of record in Book 7936, Page 322, Register's Office for Davidson County, Tennessee, dated August 17, 1989 and recorded on September 13, 1989. The said Ruth Odom having since died and the Estate of Ruthie J. Odom probated under Docket No. 05P-526 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, named William L. Odom, Joseph C. Odom, Cynthia S. Odom and Beverley O. Elving, as the heirs at law of Ruth Odom, deceased.

The said Ruth Odom is one and the same as Ruthie J. Odom.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved **(X)** unimproved ( ) property known as 909 B Russell St. Nashville, TN 37206.

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 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/our hand(s) this 31st day of July, 2013.

William L. Odom

William L. Odom

Joseph C. Odom by Beverly D. Elving, AIF

Joseph C. Odom by Beverly O. Elving, his Attorney-In-Fact

Cynthia S. Odom by Beverly D. Elving, AIF

Cynthia S. Odom by Beverly O. Elving, her Attorney-In-Fact

Beverly O. Elving

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, William L. Odom and Beverly O. Elving the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2013.

Notary Public

My Commission Expires: 5-30-2017

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

KEITH H. SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Beverly O. Elving** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf **of Joseph C. Odom and Cynthia S. Odom** for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for **Joseph C. Odom and Cynthia S. Odom,** and is authorized by them to execute this instrument on their behalf.

This the 31 day of July, 2013.

Notary Public My Commission Expires: 5-30-2017

File #: **130228AW**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

KEITH H. SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/17/14

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Homeland Title, LLC
[illegible] General George Patton Drive
Franklin, TN 37067