Davidson County DEEDWARR
Recvd: 08/14/13 13:42 3 pgs
Fees:18.00 Taxes:669.70
20130814-0085428

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **26th** day of **July, 2013**

Notary Public
MY COMMISSION EXPIRES: 7/6/15
(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
Cynthia S. Odom	Republic Statutory Tr	082-12-0-052.00
(NAME)	(NAME)	
306 Neill Ave	2715 Bunker Hill #102	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Houston TX 77005	
(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, **Benjamin T. Buttriss and Christina C. Buttriss, Trustees of the Buttriss Living Trust dated March 16, 2001**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Cynthia S. Odom, 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, TN, being Lot No. 196 on the Plan of The Neil S. Brown to East Nashville, formerly shown on previous deeds as Neill S. Brown's Additions to Edgefield now East Nashville, of record in Plat Book 57, page 50, Register's Office of Davidson County, TN, to which plat/parcel reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Buttriss Living Trust, as trustee by Warranty Deed Roger P. Hogan dated August 17, 2005, of record in Instrument No. 20050817-0097392 Register's Office for Davidson County, TN.

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 306 Neill Ave, 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, 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 **26th** day of **July, 2013**

Benjamin T. Buttriss, Trustee

Benjamin T. Buttriss, Trustee

Christina C. Buttriss, Trustee

Christina C. Buttriss, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Benjamin T. Buttriss and Christina C. Buttriss, Trustees of the Buttriss Living Trust dated March 16, 2001**, 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 **26th** day of **July, 2013**

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

Notary Public

My commission expires

TRUE COPY CERTIFICATION

I, Rebecca T Garland, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca T. Garland

State of Tennessee

County of Davidson

Personally appeared before me, Karen C Asplint, a notary public for this county and state, Rebecca T Garland, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Commission Expires: 7/6/15