WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130101427 DEEDWARR
Recvd: 12/03/13 13:02 2 pgs
Fees: 13.00 Taxes: 462.13

20131203-0123036

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES MAY 18, 2014

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of November, 2013.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Connie A. Hurt	New Owner	108-15-O-050.00
(NAME)	(NAME)	
104 Woodcraft Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-4354		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **William A. Odum Jr., Married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Connie A. Hurt, unmarried**, hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot 182B of the Zone Lot Division of Lot Numbers 181 through 188 Percy Priest Woods Section 4, as of record in Plat Book 6900, Page 32, Register's Office for said County to which reference is hereby made for a more complete description.

Being the same property conveyed to William A. Odum, Jr., a single man by Deed from Eric Sox, married, dated 08/17/2007 and filed for record on 08/28/2007 in Instrument 200708280103149, Register's Office for Davidson County, Tennessee. The said William A. Odum, Jr. has recently married. This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to: (1) All matters as set forth per Book 6250, Page 356, Book 6900, Page 32; (2) Restrictions of record in Book 10420, Page 228; (3) Restrictions of record in Book 11044, Page 988, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 104 Woodcraft Court, Nashville, TN 37214-4354
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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 27th day of November, 2013.

William A. Odum Jr.

State of Tennessee
County of Wilson

Personally appeared before me William A. Odum Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of November, 2013.

Notary Public _____
My Commission Expires: 8.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY