BILL GARRETT, Davidson County
Trans:T20130104426 DEEDWARR
Recvd: 12/16/13 08:55 2 pgs
Fees:13.00 Taxes:555.00
20131216-0126566

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-1176

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of December, 2013

Notary Public
Commission Expires: 3-3-15

Address of New Owner	Send Tax Bills To:	Map & Parcel
Derek Dawn Daman 4810 Old Hickory Blvd Nashville, TN 37218	Churchill Mortgage Corporation 761 Old Hickory Blvd., Ste 400 Brentwood, TN 37027	067-00-0-123.00

WARRANTY DEED

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,

Clarence Edwin Odle, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Derek Dawn Daman, an unmarried person

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, described as follows:

BEGINNING at an iron pin located in the eastern R.O.W. of Old Hickory Boulevard, being the northwest corner of the tract described herein and the southwest corner of the property conveyed to Ronald Simpkins, by deed of record in Book 4673, Page 60; thence leaving said eastern R.O.W. along a fence N 73 degrees 38 minutes 30 seconds E 1,466.97 feet to an iron pin located in James W. Stewart's western line and also being the northeast corner of the tract described herein; thence leaving said iron pin S 30 degrees 53 minutes 54 seconds E 575.83 feet to an iron pin; thence S 36 degrees 19 minutes 53 seconds W 383.99 feet to an iron pin, the southeast corner of the tract described herein; thence leaving said iron pin N 87 degrees 05 minutes 14 seconds W 503.99 feet to an old iron fence post; thence leaving said point N 18 degrees 24 minutes 04 seconds W 200.04 feet to an iron pin; thence S 71 degrees 47 minutes 33 seconds W 715.0 feet to an iron pin; thence N 64 degrees 15 minutes 14 seconds W 294.84 feet to an iron pin located in a curve to the left in the eastern R.O.W. of Old Hickory Boulevard; thence with the chord of said curve having a radius of 930.0 feet and a length of 167.80 feet, N 9 degrees 27 minutes 55 seconds E 167.57 feet to a point; thence N 4 degrees 17 minutes 58 seconds E 105.23 feet to the point of beginning, containing 20.1 acres, more or less.

BEING the same property conveyed to Clarence Edwin Odle, married, by Warranty Deed from Eric Ray McClelland and Barry Lee McClelland, heirs-at-law of Lillian Anita Wayman McClelland, dated 4/7/11 and first incorrectly recorded on 4/8/11 in Record Book 378, Page 182 in the Register's Office for Cheatham County, Tennessee, then correctly re-recorded on 4/14/11 in Instrument Number 20110414-0028645, Register's Office for Davidson County, Tennessee.

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. 260-2-307, or other similar statute

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4810 Old Hickory Blvd, Nashville, TN 37218.

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 so covenant with 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of December, 2013.

Clarence Edwin Odle

Clarence Edwin Odle

C.E.O.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Clarence Edwin Odle** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 9th day of December, 2013.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 3/24/17