This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties

BILL GARRETT, Davidson County MAP/PARCEL 10511016200
Trans:T20140014697 DEEDWARR
Recvd: 03/04/14 11:55 2 pgs
Fees:13.00 Taxes:469.80
20140304-0018044

NAME & ADDRESS OF NEW OWNER:
William Smallman
P.O. BOX 158444
NASHVILLE, TN 37215

SEND TAX BILLS TO:
Same

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **SID ANTJUAN ODOM AND LAMONICA QUANTIQUE ODOM-DAVISON, SOLE HEIRS OF SANDRA KELLEY** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **WILLIAM SMALLMAN, MARRIED** "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 9 Block "A", Plan of A Subdivision of part of the Sophia M. Neal Property on Wedgewood Avenue, Nashville, Tennessee, according to plat and survey of same appearing of record in Plat Book 1130, page 4, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Sandra Kelley, by Quitclaim Deed from Robert Kelley, dated 07/15/2005, appearing of record in Instrument Number 20050721-0084913, of the Register's Office of Davidson County, Tennessee. The said Sandra Kelley having died on August 29, 2013 intestate. Robert Kelly, Sid Antjuan Odom and LaMonica Quantique Odom-Davidson being the sole heirs as per Affidavit of Heirship of record in Instrument Number 20140304-0018042 in the Register's Office for Davidson County, Tennessee. Robert Kelley having Quitclaimed his interest to Sid Antjuan Odom and LaMonica Quantique Odom-Davidson by Quitclaim Deed of record in Instrument Number 20140304-0018043 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 1130, page 4 and Sewer Easement of record in Deed Book 4281, page 313 both in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 1801 Neal Terrace, Nashville, TN, 37203.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2014 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 18th day of February, 2014.

Sid Antjuan Odom

Sid Antjuan Odom

LaMonica Quantique Odom-Davidson

LaMonica Quantique Odom-Davidson

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Sid Antjuan Odom and LaMonica Quantique Odom-Davidson, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 18th day of February, 2014.

Kelly Dorsey

NOTARY PUBLIC

My Commission Expires: 5·20·17

KELLY DORSEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $126,973.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kathleen A. Bean

AFFIANT

Sworn to and subscribed before me this 18th day of February, 2014.

Kelly Dorsey

NOTARY PUBLIC

My Commission Expires: 5·20·17

KELLY DORSEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY