THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14030375** BILL GARRETT, Davidson County Trans:T20140026181 DEEDWARR Recvd: 04/17/14 13:10 2 pgs Fees:13.00 Taxes:1220.63 20140417-0032334	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $329,900.00 Affiant Subscribed and sworn to before me, this 11th day of April, 2014 Notary Public My Commission Expires: SEP 2 0 2016 KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

WARRANTY DEED

Address New Owner: Nancy B. Mager 101 Hampton Pl Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117070C10100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James O'Dell and Lisa O'Dell, as Tenants in Common** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nancy B. Mager, an unmarried woman** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 101, HAMPTON PLACE TOWNHOMES, as shown on plat of record in Plat Book 5200, Page 421, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James O'Dell and Lisa O'Dell, as Tenants in Common by Warranty Deed from Caleb D. Miner, unmarried, recorded on the 3rd day of July, 2013 in Instrument No. 20130703-0068597, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAMPTON PLACE TOWNHOMES, as recorded in Plat Book 5200, Page(s) 421.

Charter of Homeowners Association recorded in Book 5894, Page 756, Book 7570, Page 314 and Book 7866, Page 388.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HAMPTON PLACE TOWNHOMES of record in Book 5891, Page 897; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewer and Storm Drainage, recorded in Book 4110, Page 257.

Stormwater Detention Agreement recorded in Book 5861, Page 436.

This is improved property located at 101 Hampton Pl Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of April, 2014.

James O'Dell

Lisa O'Dell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James O'Dell and Lisa O'Dell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of April, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066