WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140030219 DEEDWARR
Recvd: 05/02/14 10:44 2 pgs
Fees:13.00 Taxes:740.00

20140502-0037281

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$200,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James O'Dell	New Owner	
(NAME) 1803 Cedar Ln.	(NAME)	133-2-152
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **PHILIP BEISSWENGER, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES O'DELL AND WIFE, LISA O'DELL,** 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, being Lot No. 44, on the Plan of Airdrie Subdivision "B", of record in Plat Book 547, page 42, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

This was not the principal place of residence for the said Grantor.

Being the same property conveyed to Philip Beisswenner, married by Deed from Gilbert Allen Corn, Jr. and wife, Katheryn A. Corn dated August 29, 2000 of record in Instrument No. 20000906-0087921, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 547, page 42, said Register's Office; and (c) restrictive covenants of record in Book 672, page 788, said Register's Office; (D) electric easement of record in Book 7498, page 713, said Register's office..

unimproved ☐

This is improved ☒ property, known as 3211 Kinross Ave., Nashville, TN 37211

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

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 1 day of May, 2014.

Philip Beisswenger , By: J. Greg Hardeman, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

On this 1st day of May, 2014, before me personally appeared J. Greg Hardeman, to me known to be the person who executed the foregoing instrument on behalf of Philip Beisswenger and acknowledged that he executed the same as the free act and deed of Philip Beisswenger.

Witness my hand and official seal at Nashville, Tennessee this 1st day of May, 2014.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

Notary Public