McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615.377.3319

D

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20140032641 DEEDWARR
Recvd: 05/12/14 10:39 2 pgs
Fees:13.00 Taxes:616.05
20140512-0040316

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***166,500.00.

Affiant

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Subscribed and sworn to before me this 6th day of May, 2014.

Notary Public

My Commission Expires: 8.21.17

ADDRESS OF NEW OWNER

Thomas Justin Odom
1274 General George Patton Road
Nashville, Tennessee 37221

SEND TAX BILLS TO

New Owner

MAP & PARCEL NOS.

MAP 142-09-0 E
PARCEL 073.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Six Thousand Five Hundred and 00/100 Dollars ($***166,500.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Charles E. Gilbert, Jr. and wife, Kristi A. Gilbert, (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Thomas Justin Odom, a single man, (hereinafter called the "GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Unit 1274, together with carport designated No. C-1274 on the Plan of Section Seven, Phase One, River Plantation, Condominium Apartments of record in Plat Book 5200, pages 705 and 706, amended in Book 6392, page 321, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Seven), a horizontal property regime established by Master Deed of record in Book 6226, page 9, said Register's Office.

BEING the same property conveyed to Charles E. Gilbert, Jr. and wife, Kristi A. Gilbert, by Warranty Deed dated October 18, 1993, from Elizabeth K. Hooper, married, of record in Book 9121, page 955, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1274 General George Patton Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, his heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on the Plan of Section Seven, Phase One, River Plantation, of record in Book 5200, pages 705 and 706, amended in Book 6392, page 321, in the Register's Office for Davidson County, Tennessee.

3. Covenants, Conditions, Restrictions and Agreements of record in Book 6226, page 9, in the Register's Office for Davidson County, Tennessee.

4. By-Laws of record in Book 6226, Page 18, in the Register's Office for Davidson County, Tennessee.

5. HOA Charter of record as Instrument Number 20070405-0041036 in the Register's Office for Davidson County, Tennessee.

6. Easement granted to United States of America for TVA Transmission Lines of record in Book 2274, Page 547, in the Register's Office for Davidson County, Tennessee.

7. Easements granted to Harpeth Valley Utility District of record in Book 3770, Page 6, in the Register's Office of Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 5th day of May, 2014.

Charles E. Gilbert, Jr.

Kristi A. Gilbert

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles E. Gilbert, Jr. and Kristi A. Gilbert, the 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 for the purposes therein contained.

Witness my hand and official seal this 5th day of May, 2014.

Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 8.21.17