WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140041217 DEEDWARR
Recvd: 06/11/14 14:16 2 pgs
Fees:13.00 Taxes:1379.58
20140611-0050921

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,860.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June 2014.

Notary Public

MY COMMISSION EXPIRES: SEP 25 2016 (AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Justin P. Gavin	NEW OWNER	081120B43500CO
(NAME)	(NAME)	
1342 Rosa L. Parks Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,THAT WE, JOHN M. O'DELL AND WIFE, SARAH P. O'DELL, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JUSTIN P. GAVIN, SINGLE MAN, 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 Unit T-2 Werthan Lofts IV Condominiums, as established under Master Deed of record as Instrument No. 20070117-0006776, amended as Instrument Nos. 20071220-0146056, 20080118-0006036, 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381 and 20130222-0018099, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to JOHN M. O'DELL AND WIFE, SARAH P. O'DELL, by deed from WERTHAN IV, LLC, A TENNESSEE LIABILITY COMPANY, of record as Instrument No. 20080729-0077530, dated July 18, 2008, said Register's Office.

This instrument is executed on behalf of John M. O'Dell, by pursuant to a Power of Attorney executed by him on the 24th Day of May, 2014, of record in Instrument No. 20140611-0050920, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney-In-Fact is attached in "Exhibit A" to this instrument and incorporated herein by reference.

This instrument is executed on behalf of Sarah P. O'Dell by pursuant to a Power of Attorney executed by her on the 24th Day of May, 2014, of record in Instrument No. 20140611-0050919, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney-In-Fact is attached in "Exhibit A" to this instrument and incorporated herein by reference.

This is: Improved property, known as 1342 Rosa L. Parks Boulevard Nashville, TN 37208
(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. Witness our hands this 3 day of June, 2014.

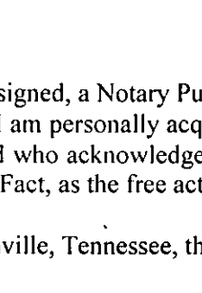
John M. O'Dell by Josh Henderson Attorney in Fact
John M. O'Dell, by Josh Henderson, Attorney-In-Fact

Sarah P. O'Dell by Josh Henderson Attorney in Fact
Sarah P. O'Dell, by Josh Henderson, Attorney-In-Fact

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, **Josh Henderson,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **John M. O'Dell**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 3 day of June, 2014



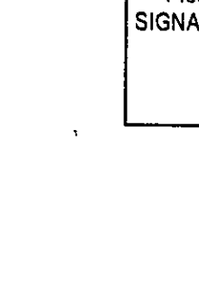
Notary Public

My Commission Expires: 11.6.17

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, **Josh Henderson,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Sarah P. O'Dell,** as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 3 day of June, 2014



Notary Public

My Commission Expires: 11.6.17

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