Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140052957 DEEDWARR
Recvd: 07/22/14 14:51 3 pgs
Fees:18.00 Taxes:518.00
20140722-0065128

ADDRESS NEW OWNER:
James O'Dell
131 McCall Street
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

MAP **133-7**
GROUP
PARCEL **107.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Frances L. Gadsey, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **James O'Dell and Lisa O'Dell, husband and wife**, 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:

See Attcahed Exhibit "A"

Being the same property conveyed to Charles R. Gadsey* and wife, Frances L. Gadsey, unmarried by deed from Charles L. Sparks and wife, Louise T. Sparks of record in Book 3851, page 256, Register's Office for Davidson County, Tennessee.
*The said Charles R. Gadsey has since died.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **improved** property known as **131 McCall Street, Nashville, Tennessee 37211.**

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless

otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 my hand this the **26th** day of **June, 2014.**

Frances L. Gadsey Steven Lynn Gadsey

Frances L. Gadsey, by Steven Lynn Gadsey, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Steven Lynn Gadsey Frances L. Gadsey, unmarried**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Attorney in Fact for the said **Frances L. Gadsey,** the bargainor, and as Attorney in Fact, he executed the within Warranty Deed for the purposes therein contained by signing the name of **Frances L. Gadsey** as her free act and deed..

WITNESS my hand and official seal this 26th day of June, 2014.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 10/23/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $140,000.00.

AFFIANT

Subscribed and sworn to before me on this 26th day of June, 2014.

NOTARY PUBLIC

My Commission Expires: 10/23/17

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Glencoe Acres, Section 1, of record in Book 1835, pages 136, 137 and 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Beginning at a point in the westerly margin of Mimosa Drive at the common corners of Lots 25 and 26; thence in a westerly direction along the line dividing said lots 102 feet to a point; thence in a northerly direction along the line dividing lots 24 and 25, 160 feet to a point in the southerly margin of McCall Street, formerly Antioch Pike; thence in an easterly direction along the southerly margin of McCall Street, formerly Antioch Pike, 72 feet to a point; thence in a south-easterly direction around a curve with a radius of 25 feet, 39.3 feet to a point in the westerly margin of Mimosa Drive; thence in a southerly direction along the westerly margin of Mimosa Drive, 126.1 feet to the point of beginning.