WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/16/14 10:38 3 pgs
Fees:18.00 Taxes:427.54
20141016-0095563

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $115,950.00.

Affiant

Subscribed and sworn to me on October 15th, 2014

NOTARY PUBLIC
My Commission Expires: 11-6-17

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Van O'Dell 525 Rosedale Avenue Nashville, TN 37211	NEW OWNER	Map 118-4 Parcel 88.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged JHS Realty, Inc., a Tennessee corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Benjamin Van O'Dell, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Hurdwood Heights, Section I, as of record in Book 2330, page 24, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed by Harry V. McCarthy and wife, Jodie Shallo-McCarthy to JHS Realty, Inc., a Tennessee corporation, of record as Instrument No. 20050923-0114528, Register's Office of Davidson County, Tennessee.
>
> This property is also known as improved property located at 525 Rosedale Avenue, Nashville, TN 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 GRANTEE, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he 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 themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 on October 15th, 2014.

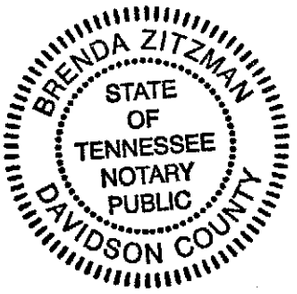
JHS Realty, Inc.

By: Harry McCarthy
Harry McCarthy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Harry McCarthy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an authorized representative and _____ of JHS Realty, Inc., the within named bargainor, and that he as such authorized _____ of JHS Realty, Inc. has duly authorized and executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as _____ of JHS Realty, Inc.

WITNESS MY HAND AND OFFICIAL SEAL ON October 15, 2014.



Brenda Zitzman
NOTARY PUBLIC

My Commission Expires: 11-6-17

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017