1 - Gsm
Box 44

BILL GARRETT, Davidson County
Trans:T20140078129 DEEDWARR
Recvd: 10/16/14 14:20 2 pgs
Fees:13.00 Taxes:2033.63
20141016-0095722

# Warranty Deed

| | |
|---|---|
| CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY<br>My Comm. Expires June 21, 2016 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $549,630.00.<br>Heather O'Dell<br>Affiant<br>Subscribed and sworn to before me, this the 16th day of October, 2014.<br>Notary Public<br>My commission expires: 6/21/16 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Jason O'Dell<br>Heather O'Dell | CMG Mortgage, Inc. | |
| 1230 Battlefield Drive | 3160 Crow Canyon Road, Suite 400 | 117-08-0-241.00 |
| Nashville, TN 37215 | San Ramon, CA 94583 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BATTLEFIELD TOWNHOME COTTAGES, LLC, A TENNESSEE LIMITED LIABILTY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON O'DELL AND HEATHER O'DELL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 B on the Plan of Horizontal Property Regime Battlefield Drive Townhome Cottages attached as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Battlefield Drive Townhome Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20140211-0011942, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion the same property conveyed to Battlefield Townhome Cottages, LLC, a Tennessee limited liability company by Quitclaim Deed from James M. Jacanin, of record in Instrument No. 20140211-0011940, Register's Office for Davidson County, Tennessee, dated February 11, 2014 and recorded on February 11, 2014.

Being a portion of the same property conveyed to James M. Jacanin, married by deed from Carrie M. Baker Floyd, married of record in Instrument No. 20131216-0126886, Register's Office for Davidson County, Tennessee, dated December 13, 2013 and recorded on December 16, 2013.

Being a portion of the same property conveyed to Alf Adams, Jr., Trustee by Quitclaim deed from David A. Floyd and wife, Carrie B. Floyd of record in Book 4986, page 491, Register's Office for Davidson County, Tennessee, dated January 06, 1976 and recorded on January 08, 1976, and within the same deed the said Alf Adams, Jr., Trustee conveyed his interest in the subject property to Carrie Baker Floyd, which conveyance is further evidenced by Final

Decree recorded on the May 28, 1976 in Book 5029, Page 934, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1230 Battlefield Drive, Nashville, TN 37215.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of October, 2014.

***Battlefield Townhome Cottages, LLC, a Tennessee Limited Liability Company***

By: _____
Name: James M. Jacanin
Title: Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James M. Jacanin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Battlefield Townhome Cottage, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 16th day of October, 2014.

_____
Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018