** Transfer Tax was paid on
Instrument No. 20140502-0037281

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140089707 DEEDWARR
Recvd: 12/01/14 11:37 2 pgs
Fees:12.00 Taxes:0.00
20141201-0109852

RETURN TO: BOX 10-A

Premier Escrow, LLC
4301 Hillsboro Pike, Ste 300
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION ~~OR VALUE, WHICHEVER~~ IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF NOVEMBER, 2014.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAR 7, 2017

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James O'Dell	SAME	Map 133-2
(NAME)	(NAME)	Parcel 153
1803 Cedar Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DONALD F. BEISSWENGER, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES O'DELL AND WIFE, LISA O'DELL,** 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 Lot No. 45 on the Plan of Airdrie Subdivision "B" property of D.C. Bruell, of record in Book 547, page 42, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Donald F. Beisswenger by Quitclaim Deed dated May 30, 2011 from Philip Beisswenger and Bacilia Beisswenger of record in Instrument No. 20110919-0072261, said Register's Office.

This was never a primary residence for the Grantor.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Book 547, page 42, said Register's Office; (c) restrictive covenants of record in Book 721, page 31, said Register's Office; and (d) right of way easement of record in Book 10480, page 876, said Register's Office.

unimproved ☒
This is improved ☐ property, known as 3207 Kinross Ave., Nashville, TN 37211
(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 21 day of November, 2014.

Donald F. Beisswenger

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 Dinald F. Beisswenger, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21 day of November, 2014.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public