WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/26/14 09:29 2 pgs
Fees:13.00 Taxes:449.18

20141226-0117795

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 4/2/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
James O'Dell and Lisa O'Dell, husband and wife	James O'Dell and Lisa O'Dell	120 05 0 057.00
(NAME) 720 Robert Burns Drive	(NAME) Same	
(ADDRESS) TN Nashville 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty-One Thousand Four Hundred And No/100 Dollars ($121,400.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jonathan A. Visser**, hereinafter called the Grantor, has bargained and sold, and by these presents does 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:

Land in Davidson County, Tennessee, being Lot No. 226 on the Plan of Glengarry Park Section Two of record in Plat Book 2663, Page 124, 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 the same property conveyed to Jonathan A. Visser, unmarried by Warranty Deed from Rachel C. Proctor, aka Rachel Proctor-Lancaster, married dated July 23, 2008 and recorded June 24, 2008 in Instrument No. 20080724-0075732 in the said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 720 Robert Burns Drive, Nashville, TN 37217

File Number: GRN-140678

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, has 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 19th day of December, 2014.

Jonathan A. Visser
By: Chris Cantrell, Attorney In Fact

STATE OF TN

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Chris Cantrell , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jonathan A. Visser, as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of Jonathan A. Visser, for the purposes therein contained.

Witness my hand and official seal, this the 19th of December, 2014.

Notary Public

My Commission Expires: 8/23/16

(SEAL)

CHARLES M. WINN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018