WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150000239 DEEDWARR
Recvd: 01/02/15 12:28 2 pgs
Fees:13.00 Taxes:2923.00
20150102-0000311

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $790,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/6/16

(AFFIX SEAL)

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas E. O'Dell	Same as new owner	132-13-0-014.00
(NAME)	(NAME)	
909 Waterswood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	,	
(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, WE, B. CRISMAN ARNOLD AND WIFE, ALENE R. ARNOLD, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO THOMAS E. O'DELL AND MARGARET J. 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. 3 on the plan of Section Two, Waterswood Acres, Re-Subdivision of Lot 9 Oak Hill Subdivision No. 1 (Book 547, page 49), of record in Plat Book 3500, page 10, Register's Office for said County.

Said Lot No. 3 fronts 200.88 feet on the broken southerly margin of Waterswood Drive and extends back 226.95 feet on the westerly line 239.30 feet on the easterly line to a dead line in the rear, measuring 200.00 feet thereon.

Being the same property conveyed to B. CRISMAN ARNOLD AND WIFE, ALENE R. ARNOLD, by deed from ERIC W. UMSTEAD AND WIFE, CONNIE J. UMSTEAD, of record as Instrument No. 20000802-0076205, dated July 17, 2000, said Register's Office.

This conveyance is subject to: 2015 property taxes which are a lien, but not yet due and payable; all matters as shown on the plan of Section Two, Waterswood Acres, Re-Subdivision of Lot 9 Oak Hill Subdivision No. 1 (Book 547, page 49), of record in Plat Book 3500, page 10, Register's Office for said county; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 909 Waterswood Drive, Nashville, TN 37220

(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 23rd day of December, 2014.

B. Crisman Arnold

Alene R. Arnold

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, B. Crisman Arnold and wife, Alene R. Arnold, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 23rd day of December, 2014.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/18