WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150007944 DEEDWARR
Recvd: 02/02/15 10:58 2 pgs
Fees:13.00 Taxes:2183.00
20150202-0009396

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS. $590,000.00

Affiant

Subscribed and sworn to before me this 29th day of January, 2015.

Notary Public

My Commission expires: 5-8-18

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Christopher Howe	NEW OWNER	117-15-0W-002.00CO
1716A Hillmont Drive		
Nashville, TN 37215		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Odyssey Development, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Christopher Howe, an unmarried man and Clair Montgomery, an unmarried woman as joint tenants with right of survivorship,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Unit No. B on the Plan of Hillmont Estates, a Townhouse Planned Unit Development having been established by the Declaration of Protective Covenants, Conditions and Restrictions for Hillmont Estates, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) or record in Instrument Number 20140522-0044363, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Odyssey Development, LLC from Hilmont Builders, LLC by Warranty Deed on September 16, 2013, of record in Instrument Number 20130925-0100863, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 1424, Page 37 and Instrument Number 20130422-0039657, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20140522-0044363, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities & Systems of record in Instrument Number 20131211-0125603, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1716A Hillmont Drive, Nashville, TN 37215**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 28, 2015.

Odyssey Development, LLC, a Tennessee limited liability company

By

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Ryan Talbot, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of Odyssey Development, LLC, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 8/5/18

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY