BILL GARRETT, Davidson County
Trans: T20150013638 DEEDWARR
Recvd: 02/25/15 09:55 2 pgs
Fees: 13.00 Taxes: 1141.45
20150225-0016040

WARRANTY DEED

308,500.00

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,500.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF February, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TERRY L. TALASKI
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Mar 26, 2017
ACTING IN COUNTY OF Oakland

KW14-1413

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Odom	Mortgage Investors Group	
1413 Douglas Avenue	(NAME) 8320 East Walker Springs Lane	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Knoxville, TN 37923	072-14-191.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID ZDEB, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEREMY ODOM AND CLAUDIA ODOM, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the southwesterly part of Lot No. 41 on the Plan of H. M. Doak's Subdivision of record in Book 332, Page 22, Register's Office for Davidson County, Tennessee, described according to a survey made by Hickerson-Miller Engineers, Surveyors, March 9, 1956, as follows:

Beginning on the northerly margin of Douglas Avenue and the corner of Lots 40 and 41; thence with the line between said two lots, north 3° 00' east, 200.3 feet to the southwest corner of the property conveyed to Ethel Hunter by deed from Mary B. Griffith, et al, of record in Book 2543, Page 482, Register's Office for Davidson County, Tennessee; thence with said Hunter's southern boundary line north 84° 10' east, 51 feet, more or less, to a point in the western boundary line of the property conveyed to Henry A. Dillon and wife, Bertie S. Dillon by deed from Mary T. Harden, et al, of record in Book 1417, Page 675, Register's Office for Davidson County, Tennessee; thence with said Dillon's western boundary line southwardly 210 feet, more or less, to the northerly margin of Douglas Avenue; thence with the same westwardly 50 feet to the beginning.

Being the same property conveyed to David Zdeb, unmarried by Warranty Deed from Douglas T. Wilkening, married, of record in Instrument No. 20110926-0074184, Register's Office for Davidson County, Tennessee, dated September 16, 2011 and recorded on September 26, 2011.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 332, Page 22, Book 1640, Page 441, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1413 Douglas Avenue, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 20th day of February, 2015.

David Zdeb

STATE OF
COUNTY OF

On this the 20th day of February, 2015, before me personally appeared David Zdeb to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th day of February, 2015.

Notary Public

My Commission Expires: 3-26-2017

(SEAL)

TERRY L. TALASKI
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Mar 26, 2017
ACTING IN COUNTY OF OAKLAND

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959