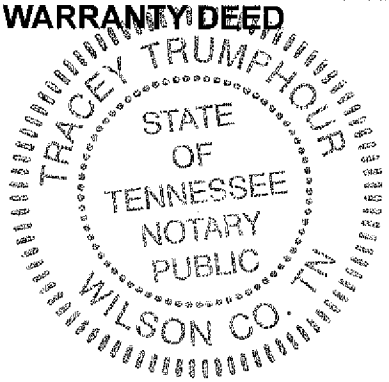
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Paul R Odum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of February, 2015.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul R. Odum	Paul R. Odum	Map 98 Parcel 49
(NAME)	(NAME)	
3087 Brandau Rd.	3087 Brandau Rd.	Davidson County DEEDWARR Recvd: 02/27/15 14:11 4 pgs Fees:23.00 Taxes:555.00 **20150227-0017216**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Charles H. Cook and Wife, Sharon A. Cook**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Paul R. Odum and Wife, Joann Odum**, hereinafter called the GRANTEE (S), their heirs and/or 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 more particularly described as follows:
Said tract no. 8, begins at a point in the northerly margin of John Hagar Road and thence north 1 degree 29 minutes east 100 feet to a point; thence north 0 degree 30 minutes east 297.3 feet to a point; thence South 89 degree 47 minutes east 208.1 feet to a point; thence north 20 degrees 27 minutes west 240.9 feet to a point; thence south 87 degrees 53 minutes west 162.2 feet to a point; thence south 0 degree 04 minutes west 560.50 feet to a point in the northern margin of John Hagar Road; thence with said margin of said road south 78 degrees 44 minutes west 299.6 feet to the beginning and containing 3.16 acres more or less.

Said tract no.9 begins at a point in the northerly margin of John Hagar Road and thence north 0 degree 04 minutes east 560.5 feet to a point in the fence line; thence south 89 degrees 02 minutes east 315 feet to a point; thence south 1 degree west 506.0 feet to a point in the northern margin of John Hagar Road, thence with said margin of said road south 79 degrees 59 minutes west 68.88 feet to a point in said margin of said road; thence with said margin of said road south 78 degrees 44 minutes west 245.12 feet to the beginning and containing 3.5 acres more or less.

Said tract no.10 begins at a point in the northerly margin of John Hagar Road and thence north 1 degree east 506.0 feet to a point; thence north 89 degrees 19 minutes east 270 feet to a point; thence south 2 degrees 24 minutes east 242.3 feet to a point; thence north 59 degrees 40 minutes east 499.3 feet to a point in the northerly margin of John Hagar Road; thence with said margin of said road south 44 degrees 49 minutes west 257.2 feet; thence still with said margin of said road south 43 degrees 47 minutes west 283.14 feet to a point; thence still with said margin of said road south 48 degrees 44 minutes west 95.4 feet to a point; thence still with said margin of said road south 68 degrees 59 minutes west 111.74 feet to a point; thence still with said margin of said road south 79 degrees 54 minutes west 165.3 feet to the beginning, and containing 3.4 acres more or less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED therefrom, is that certain 0.178 acre parcel conveyed to Joyce Hamblen, as Trustee for the benefit of Joyce Hamblen, Sonja Hamblen Stewart and Melanie Hamblen Brewer, dated 05/16/2012 in Instrument No. 20120521-0043702, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Charles H. Cook and wife, Sharon A. Cook by QuitClaim Deed from Charles H. Cook, dated 2/10/2007, in Instrument No. 20071003-0117764, in the Register's Office of Davidson County, Tennessee.

Covenants, conditions, easements and restrictions as contained in Deeds of record in Book 5149, Page 371 and Book 5234, Page 187, together with all amendments thereto, which may provide for association dues, fees and/ or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved property, known as Parcel 49 John Hagar Road, Mt Juliet, TN 37122

(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/or 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/or 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 February, 2015.

Charles H. Cook

Sharon A. Cook by Charles H. Cook her atty in fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles H. Cook the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of February, 2015.

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

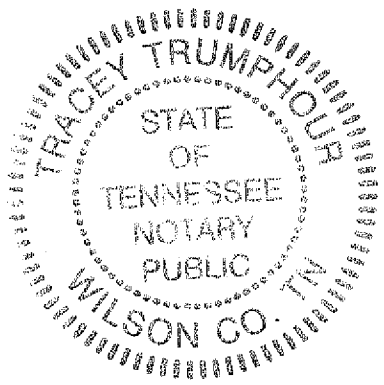
Notary Public
My Commission Expires: 8.14.17

File No.: 01288-24662
SMG TN Warranty Deed

State of Tennessee
County of Wilson

On this 19th day of February, 2015, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Charles H. Cook, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Sharon A. Cook, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20150227-0017215, Register's Office of Davidson County, Tennessee.

Tracey Trumphour
Notary Public
My Commission Expires: 8.14.17



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

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

Kimie Perry

Signature

State of **Tennessee**

County of Wilson

Personally appeared before me, Tracey Trumphour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trumphour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

