This Instrument Prepared By:
Lee and Lee, Attorneys At Law, P.C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# 9412A

ADDRESS NEW OWNER:
Kathryn Krajec
4927 Alvin Sperry Road
Mount Juliet, TN 37122

SEND TAX BILL TO:
Owner

MORTGAGEE:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, TN 37067

MAP **11000007700**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Herman F. Odum and wife, Kathleen Odum** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Kathryn Krajec and Stefan Krajec, wife and husband**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Beginning at a point in the North margin of Alvin Sperry Rd., said point being an iron pin where the U.S. Government taking line intersects with said margin; thence with said north margin N 87° 35' W. 297.05 to an iron pin; thence leaving road and running with H. E. Odum's east line N. 1° 52' West 571.61 Ft to a fence corner post; thence N. 87° 38' West 325.00 Ft. to an iron pin; thence N. 13° 02' W. 232.69 Ft. to a point; thence S. 78° 21' E. 504.25 Ft. to an iron pin in the U.S. Government taking line; thence with said taking line S. 13° 02' E. approx. 791 Ft. to the point of beginning, and containing an area of 5.65 acres, more or less, less a 50' easement for road purposes along and with the last call of 791 Ft. leading down to the Alvin Sperry Rd.

Being the same property conveyed to Herman F. Odum by deed from Oscar Roy Odum, II dated January 7, 2015, of record in Instrument No. 201501200005658, Register's Office for Davidson County, Tennessee.

Kathleen Odum joins in the execution of this document to convey any interest she may have in the above described property.

This is unimproved property known as 4927 Alvin Sperry Rd., Mt. Juliet, Tennessee 37122. Possession is to be given on May 18, 2015.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

BILL GARRETT, Davidson County
Trans:T20150040623 DEEDWARR
Recvd: 05/26/15 14:31 2 pgs
Fees:13.00 Taxes:1028.60
20150526-0048228

GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his 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.

WITNESS our hands this the 18th day of May, 2015.

Herman F. Odum

Kathleen Odum

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Herman F. Odum and wife, Kathleen Odum**, the 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 office this 18th day of May, 2015.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 3.17.16

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $278,000.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of May, 2015.

NOTARY PUBLIC

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9.13.16

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122