WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/28/15 12:14 2 pgs
Fees:13.00 Taxes:62.90
20150528-0049163

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $17,000.00.

Affiant

Subscribed and sworn to before me this 27 day of May, 2015

Notary Public

My Commission expires: 8/5/18
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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:
Jona Realty, LLC	Same	060-13-0-140.00
2020 Fieldstone Parkway, Suite 900-306		
Franklin, TN 37069-4337		

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, **Camille Dewitte Odom**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jona Realty, LLC, a Tennessee limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in the 13th Civil District Annexed, formerly the 12th Civil District of Davidson County, Tennessee, being Lot No. 162 on the Plan of Trinity Hills Village, Section II, First Addition, as of record in Book 4460, Page 45, Register's Office for said County, to which said plan reference is here made for a more complete legal description of said lot.

Being the same property conveyed to James Cantrell and wife, Dorothy Cantrell, by deed of record in Book 4770, Page 301, Register's Office for Davidson County, Tennessee. James Cantrell having since died in November, 1988, leaving property to Dorothy Cantrell by right of survivorship. The said Dorothy Cantrell died intestate on November 29, 1990, leaving the property to Heirs-at-law, Ricky Rotterol Odom and Yolanda Michelle Odom as evidence by Affidavit of Heirship of record in Instrument Number 20150528-0049162 **. Further conveyed to Ricky Odom from Michelle Odum by Quitclaim Deed on February 21, 2003, of record in Instrument Number 20030226-0025795, Register's Office for Davidson County, Tennessee. The said Ricky Rotterol Odom having since died testate on April 9, 2009, leaving property to his devisee, Camille Dewitte Odom, of record in Probate Court of Sumner County, Tennessee.**

Yolanda Michelle Odom and Michelle Odom are one and the same person.

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 4460, Pages 45 and 46, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4551, Page 440, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2726 Combs Drive, Nashville, TN 37207**

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 my hand this May 21, 2015.

Camille Dewitte Odom

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Camille Dewitte Odom** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 21, 2015

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER C. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY