BILL GARRETT, Davidson County
Trans:T20150047623 DEEDWARR
Recvd: 06/16/15 09:31 2 pgs
Fees:13.00 Taxes:518.93
20150616-0057043

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $140,250.00

Affiant

Subscribed and sworn to before me, this ~~11th~~ 12th day of June, 2015.

Notary Public

My commission expires: SEP 2 0 2018

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Williams & Son Properties, LLC	NEW OWNER	**09315032200**
2568 Salem Rd		
Montevallo, AL 35115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

John Oden and Nancy Oden, as tenants in common with rights of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Williams & Son Properties, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the southwest part of Lot No. 5 on the Map of the University Plan of Lots of record in Book "U", page 212, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 40.0 feet on the easterly side of 2nd Aveune, South, formerly Market Street, and runs back between lines, 135.0 feet, more or less, on the northerly line and 150.0 feet, more or less on the southerly line to the westerly line of an alley, on which it measures 40.0 feet, more or less.

Being the same property conveyed to John and Nancy Oden, as tenants in common with rights of survivorship by Quitclaim Deed from Juanita C. Jones dated 03/31/08 and recorded on 04/01/08 in Instrument No. 20080401-0032397, said Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1016 2nd Ave South, Nashville, TN 37210.

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 11th day of June, 2015.

John Oden

Nancy Oden

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, John Oden and Nancy Oden, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of June, 2015.

Notary Public

My Commission Expires:_____

