Mail to: **BANKERS TITLE**
2 Cadillac Drive
Brentwood, Tennessee 37027

WARRANTY DEED

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,990.00.

Rosemary Holst
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-3-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 1404 17th Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kimberly M. Smith	MORTGAGE INVESTORS GROUP	161-13-B-457CO
(NAME) 457 Lazy Creek Lane	(NAME) 8320 E. WALKER SPRINGS LN. SUITE 200	
(ADDRESS) Nashville, TN 37211	(ADDRESS) KNOXVILLE TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT WE, **JOHN M. O'DELL AND SARAH P. O'DELL, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIMBERLY M. SMITH, AN UNMARRIED WOMAN**, 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:

Land in Davidson County, Tennessee, being Unit 457 on the plan of Creekside of Brentwood, as shown on Exhibit "B" of the Master Deed of record as Instrument No. 20050204-0013611, amended as Instrument No. 20050329-0034131 and 20050822-010021, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John M. O'Dell, an unmarried man, by deed from Pulte Homes Tennessee Limited Partnership, a Nevada Limited Partnership of record as Instrument No. 20071113-0132654, dated November 7, 2007, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20150053485 DEEDWARR
Recvd: 07/02/15 11:01 2 pgs
Fees:13.00 Taxes:1091.46
20150702-0064193

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:					
Improved	property, known as	157 Lazy Creek Lane		Nashville, TN 37211	
		(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 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 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 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 our hands this ___ day of _____, 2015.

John M. O'Dell

Sarah P. O'Dell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared John M. O'Dell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this 30 day of June, 2015.

Notary Public

My Commission Expires: _____

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Sarah P. O'Dell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, on this 30 day of June, 2015.

Notary Public

My Commission Expires: _____

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018