27866-8A return to : Attorneys Title Company, Inc. Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150099333 DEEDWARR
Recvd: 11/23/15 09:41 2 pgs
Fees:13.00 Taxes:1046.73
20151123-0118417

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

ANNA AGEE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Keegan Thompson and Julia Severino	Farmington Mtg., a Division of Capstar Bank	91-7-355
(NAME)	(NAME)	
5300 Michigan Avenue	2002 Richard Jones Road, Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Margaret F. Odle,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Keegan A. Thompson, a single man and Julia C. Severino , a single woman, Joint Tenants with Right of Survivorship,** 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 Lot Nos. 1201 and 1203 of Block No. 181 on Block No.1, West Nashville, as of record in Book 57, Page 75, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 1201 and 1203 join each other and front together 60 feet on the North side of Michigan Avenue and with the westerly margin of 53rd Avenue with 150 feet to an alley and measure 60 feet on said Alley.

Being the same property conveyed to Margaret F. Odle by deed dated April 1, 2003 from Clarence E. Odle and wife, Margaret J. Odle of record in Instrument No. 20030402-0043354, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5300 Michigan Avenue, Nashville, TN 37209
(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 my/our hands this 19th day of November, 2015.

Margaret F. Odle

State of Tennessee
County of Davidson

Personally appeared before me Margaret F. Odle, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of November, 2015.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 15-5300Michiganave

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN