#10308

WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

K A D
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James O'Dell Lisa O'Dell	~~1803 Cedar~~ James O'Dell	09609010300
(NAME)	(NAME)	
2724 Mckeige Dr.	1803 Cedar Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville TN 37212	
(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, We, **Connie Rice Parker and Bobby James Parker, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James O'Dell and Lisa O'Dell,** 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:

A certain tract or parcel of land situated in Davidson County, Tennessee being described as follows:

Being Lot No. 19 on the Plan of Perry Heights as of record in Plat Book 2900, Page 18, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 19 fronts 70 feet on the North side of McKeige Drive, and runs back 195 feet to the West line and 188.2 feet on the East line, to a dead line in the rear on which it measures 70.2 feet.

Being the same property conveyed to Connie Rice, by deed of record in Instrument No. 20050307-0024727 , Register's Office for Davidson County, Tennessee. Connie Rice now known as Connie Rice Parker.

This conveyance is subject to any and all existing restrictions and easements of record.

Bobby Parker joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☑ property, known as 2724 Mckeige Dr., Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150109940 DEEDWARR
Recvd: 12/30/15 10:42 2 pgs
Fees:13.00 Taxes:555.00
20151230-0130990

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 28th day of December, 2015.

Connie Rice Parker

Connie Rice Parker

Bobby James Parker

Bobby James Parker

State of Tennessee
County of Williamson

Personally appeared before me Connie Rice Parker and Bobby James Parker, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of December, 2015.

Notary Public
My Commission Expires:

File No.: 10308

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017