WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-5-16 (AFFIX SEAL)

K CLOYD
STATE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

Davidson County DEEDWARR
Recvd: 04/20/16 11:57 2 pgs
Fees:13.00 Taxes:1507.75
20160420-0038307

Y-CL-16-829

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Odyssey Development LLC **Talbert Construction Advisors, LLC**	Same As New Owner	
(NAME) **829 Dewees Avenue**	(NAME)	**118-02-0-082.00**
(ADDRESS) **Nashville, TN 37204-2720**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MILTON ALBERT PERKINS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ODYSSEY DEVELOPMENT, LLC & TALBERT CONSTRUCTION ADVISORS, LLC – AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 94 on the Map of Kirkwood Heights of record in Plat Book 1130, Page 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Milton Albert Perkins and wife, Rosie Lee Perkins by Warranty deed from J. Douglas Betty and wife, Shirley I. Betty of record in Book 4040, page 483, Register's Office for Davidson County, Tennessee, dated July 22, 1966 and recorded on July 28, 1966. The said Rosie Lee Perkins having since died on November 26, 2013.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record in Plat Book 1130, Page 22, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **829 Dewees Avenue , Nashville, Tennessee 37204-2720**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF APRIL, 2016.

Milton Albert Perkins by Joyce Edmondson attorney in fact
Milton Albert Perkins by Joyce Edmondson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joyce Edmondson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MILTON ALBERT PERKINS, and who acknowledged he/she/they executed the same as the free act and deed of the said MILTON ALBERT PERKINS.

Witness my hand and official seal, this the 15th of April, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON