Davidson County DEEDWARR
Recvd: 04/26/16 10:40 2 pgs
Fees:13.00 Taxes:573.50
20160426-0040411

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 25th day of April, 2016, by and between Felix Gonzalez and Cristina Benitez, husband and wife, party of the first part, and James O'Dell and Lisa O'Dell,husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 21, on the Plan of Patterson Gardens, of record in Plat Book 2083, Page 114, Register's Office for Davidson County, Tennessee. Said Lot 21 fronts 60 feet on the westerly side of Sabre Drive, and runs back between lines to a dead line, measuring 60 feet thereon, the northerly line being 167.89 feet, the southerly being 167.74 feet.

Being all or part of the same property conveyed to Felix Gonzalez and Santos Benites by virtue of that certain Strawman Quit Claim Deed dated February 28, 2005, at Instrument No. 20050309-0026009 re-recorded at Instrument No. 20050715-0082493 in the Register's Office of Davidson County, Tennessee.

Santos Benitez filed a petition with the US District Court for the Middle District of Tennessee to Change her name and the Petition was granted on November 20, 2015 and she is now known as Cristina Benitez.

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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Felix Gonzalez

Felix Gonzalez

Cristina Benitez

Cristina Benitez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Felix Gonzalez and Cristina Benitez, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of April, 2016.

Notary Public

My Commission Expires: _____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Property Owner & Address:	James O'Dell and Lisa O'Dell 1803 Cedar Lane, Nashville, TN 37212
Tax Parcel No	13306010800
Property Address:	3611 Sabre Dr Nashville, TN 37211
MAIL TAX BILLS TO:	Owners at Owner's Address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $155,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 25th day of April, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-2019