WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of May, 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian Bequette	Same As New Owners	Map 71-8
(NAME)	(NAME)	
3617 Gallatin Road		Parcel 213.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **Paula Odum,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brian Bequette and Gerald Bequette,** 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 Lot No. 84 on the Map of Section One, Joywood Heights, of reocrd in Book 1130, page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ernest Randall Odum and wife, Paula Marie Odum by Deed from Philip N. Brownstein, of Washington, D.C., as Federal Housing Commissioner, filed for record December 11, 1964 in Book 3840, page 969, Register's Office for Davidson County, Tennessee. Ernest Randall Odum having died on February 19, 2010, thereby vesting title as Paula Marie Odum, surviving tenant by the entirety.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 541 Wesley Ave, Nashville, TN 37207
(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.

BILL GARRETT, Davidson County
Trans:T20160042871 DEEDWARR
Recvd: 05/23/16 09:36 2 pgs
Fees:13.00 Taxes:296.00
20160523-0051118

Witness my/our hands this 20th day of May, 2016.

Paula Odum
By Sharon Marie Odum AIF

Paula Odum
By: Sharon Marie Odum, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 20th day of May, 2016, before me personally appeared, **Sharon Marie Odum**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Paula Odum** and acknowledged that she executed the same as the free act and deed on behalf of **Paula Odum.**

WITNESS my hand and seal this 20th day of May, 2016.

Robert L. Scruggs

Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 36762

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017