Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-0696A

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of June, 2016

Notary Public
Commission Expires: 3/24/17

CAROLYN BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Davidson County DEEDWARR
Recvd: 06/27/16 10:40 3 pgs
Fees:18.00 Taxes:222.00
20160627-0065213

Address of New Owner	Send Tax Bills To:	Map & Parcel
Angela Dickens 4953 Ashland City Highway Nashville, TN 37218	NEW OWNER	068-00-0-013.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Clarence Edwin Odle

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Angela Dickens and Rodney Dickens

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 the 13th Civil District of Davidson County, Tennessee, as follows:

Beginning at a point on the south side of State Highway No. 12, and at a stone column or post Mrs. Katherine Simpkins' N.W. Corner; thence with said Highway, north 68 degrees west 149 feet to a stake at a culvert; thence south 17 degrees west 550 feet to a stake in the right-of-way line of T.C. Railroad; thence with said Railroad right-of-way, north 59 degrees east 150 feet to a cottonwood tree, Mrs. Katherine Simpkin's southwest corner, thence with Simpkin's line north 2-1/2 degrees east 422 feet to the beginning containing 1-2/3 acres more or less.

BEING the same property conveyed to Clarence Edwin Odle by Special Warranty Deed of Correction from Wells Fargo Bank, N.A., dated 5/4/16 and recorded 6/2/16 in Instrument Number 20160602-0055590, which corrects Special Warranty Deed to Clarence Edwin Odle from Wells Fargo Bank, N.A., dated 4/15/16 and recorded 4/28/16 in Instrument Number 20160428-0041489, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4953 Ashland City Highway, Nashville, TN 37218.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of June, 2016.

Clarence Edwin Odle 6-3-16

Clarence Edwin Odle

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Clarence Edwin Odle** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 3rd day of June, 2016.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
(Notary Seal)

Notary Public
My Commission Expires: 3/24/17

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY