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This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd. Ste 100
Nashville, TN 37215

MAP/GROUP/PARCEL 09616019000

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Marilyn E. Odom and Michael J. Ross
704 Norwalk CT
Nashville, TN 37214

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **GORDON R. PERRY AND WIFE YVONNE M. PERRY** "Grantors" have this day bargained and sold and do hereby transfer and convey unto **MARILYN ELIZABETH ODOM AND MICHAEL JOHN ROSS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** Grantees", Their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 6, Section Two, Addition to Larchwood, according to plat and survey of same appearing of record in Plat Book 6200, page 324, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Gordon R. Perry and wife Yvonne M. Perry, by Warranty Deed from Carl T. Craig, Jr., and wife, Abby N. Craig, dated August 25, 2000, appearing of record in Record in Instrument No. 200008280084599, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 6200, page 324, Register's Office for Davidson County, Tennessee.; ; Restrictions of Addition to Larchwood Subdivision of record in Book 685, Page 467, all of the Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

This is improved property known as 704 Norwalk CT, Nashville, TN, 37214.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), Their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that They are lawfully seized and possessed of said parcel of real estate, and that They have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds Themselves, Their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), Their heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 19th day of August, 2016.

Yvonne M. Perry

Gordon R. Perry

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Yvonne M. Perry and Gordon R. Perry, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 19th day of August, 2016.

NOTARY PUBLIC

LISA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 06-30-2018
WILLIAMSON COUNTY

My Commission Expires: 6-30-18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $240,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 19th day of August, 2016.

NOTARY PUBLIC

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

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