WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160103383 DEEDWARR
Recvd: 11/22/16 13:37 2 pgs
Fees:13.00 Taxes:1461.50

20161122-0123347

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF Jefferson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17TH DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHRISTOPHER T. DAVIS
Notary Public
State at Large
Kentucky
My Commission Expires Jun 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Eric G. Odiorne	NEW OWNER	072 14 0T 002.00
(NAME)	(NAME)	
1616 B Northview Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Ninety-Five Thousand And No/100 Dollars ($395,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Nichole B. Young, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Eric G. Odiorne, an unmarried man**, 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 Unit 1616-B of the Homes at 1616 Northview Avenue, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1616 Northview Avenue, a Horizontal Property Regime With Private Elements of record in Instrument No. 20140513-0041109, Register's Office for Davidson County, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Pinpoint Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Jona Realty, LLC, a Tennessee Limited Liability Company dated August 27, 2014 and recorded August 29, 2014 as Instrument No. 201408290079331, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Nichole B. Young, a single woman by Warranty Deed from Pinpoint Properties, LLC, a Tennessee Limited Liability Company dated January 15, 2016 and recorded January 25, 2016 as Instrument No. 201601250006794, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1616 B Northview Ave., Nashville, TN 37216

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, has 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.

Witness our hands this the 17th day of November, 2016

Nichole B. Young

STATE OF Kentucky

COUNTY OF Jefferson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Nichole B. Young, a single woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of November, 2016.

Notary Public

My Commission Expires:

(SEAL)

CHRISTOPHER T. DAVIS
Notary Public
State at Large
Kentucky
My Commission Expires Jun 6, 2017

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