THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170511827

BILL GARRETT, Davidson County
Trans:T20170042396 DEEDWARR
Recvd: 05/18/17 11:51 2 pgs
Fees:13.00 Taxes:532.80
20170518-0049440

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $144,000.00.

Connie Reke Parker
Affiant

Subscribed and sworn to before me, this 16th day of May, 2017.

Notary Public
My Commission Expires: _____

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James O'Dell and Lisa O'Dell 2914 LAKELAND DR Nashville, TN 37214-3504	New Owner	Tax Parcel ID No. 096-14-0-002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Connie Rene Parker a/k/a Connie Rene Parker Rice, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James O'Dell and Lisa O'Dell, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 393 on the Plan of Cloverhill, Section VII, as of record in Book 2133, Page 92, R.O.D.C., Tennessee.

Said Lot. 393 fronts 700 feet on the North side of Bealwood Drive (now Lakeland Drive) and runs back 180 feet on the East line and 188 feet on the West line to a dead line measuring 71 feet thereon.

Being the same property conveyed by Executrix's Quitclaim Deed from Cathy Taylor, the Personal Representative of the Estate of Ralph Kenneth McDaniel to Connie Rene Parker a/k/a Connie Rene Parker Rice, as recorded on the 9th day of March, 2017 in Instrument No. 20170309-0023514; Probate Docket #16P-1089; Quitclaim Deed from Delores J. McDaniel, an unmarried person to Ralph K. McDaniel, an unmarried person, as recorded on the 3rd day of October, 1990 in Deed Book 8209, Page 143; County Court Clerk's Deed from R. E. Worrall, Clerk of the County Court of Nashville to Ralph K. McDaniel and wife, Dolores J. McDaniel, as recorded in Deed Book 4048, Page 45; Decree in Deed Book 4039, Page 426; Decree in Deed Book 4039, Page 429 and Warranty Deed from A. D. Hewlett and wife, Frances H. Hewlett to Marvin B. Pugh, Jr. and wife, Betty R. Pugh, as recorded on the 20th day of September, 1955 in Deed Book 2450, Page 494, in the Register's Office of Davidson County, Tennessee.

Subject property is not the marital residence of the Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CLOVERHILL, SECTION VII, as recorded in Plat Book 2133, Page(s) 92.
Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2145, Page 262 and Book 2273, Page 88.

This is improved property located at 2914 LAKELAND DR Nashville TN 37214-3504.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of May, 2017.

Connie Rene' Parker

Connie Rene Parker a/k/a
Connie Rene Parker Rice

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Connie Rene Parker a/k/a Connie Rene Parker Rice**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2017.

JONATHAN B. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

Notary Public

My Commission Expires: _____