#33660

Davidson County DEEDWARR
Recvd: 06/09/17 09:30 3 pgs
Fees:18.00 Taxes:2219.82
20170609-0057881

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $599,950.00.

Affiant

Subscribed and sworn to before me, this 5th day of June, 2017.

Notary Public
My commission expires: 8/11/20

JULIE DYESS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Karen E. Chaffin 4005 Aberdeen Road Nashville TN 37205	New Owner	103-12-0-107.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hugh D. Odom, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Karen Chaffin, an unmarried woman, and Margot Chaffin, a married woman, as Tenants in Common With Right of Survivorship**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Tract No. 1:
Land in in the 4th Ward of the City of Nashville, Davidson County, Tennessee, being part of Lots Nos. 15 and 16 of Block "G", on the Plan of Cherokee Park, Section 1, of record in Book 547, Pages 169 and 170, Register's Office for said County,described together as follows:

BEGINNING on the southerly margin of Aberdeen Road at the Northwest corner of the property conveyed to Morris Rubin and wife, by deed from Mary B. Hill, of record in Book 2106, Page 637, said Register's Office;
thence with said Rubin's westerly line South 24 degrees, 02' West 66.75 feet, more or less, to the northerly line of the property conveyed to Robert Jakes and wife by deed from Mrs. Myrtle Davis of record in Book 1151, Page 229, said Register's Office; thence with said Jakes northerly line westwardly 10 feet, more or less, to the westerly line of Lot No. 15, being Jakes northwest corner; thence with the westerly line of Lots Nos. 15 and 16 North 24 degrees 02' East 66.75 feet to the southerly margin of Aberdeen Road; thence with the same South 70 degrees 50' East 10 feet to the beginning.

Tract No. 2:
Land in in the 4th Ward of the City of Nashville, Davidson County, Tennessee, being Lot No. 17, on the Plan of Cherokee Park, Section 2, of record in Book 547, Pages 175 and 176, Register's Office for said County. Said Lot No. 17 fronts 57.42 feet on the southerly side of Aberdeen Road and extends back 121.50 feet on the easterly line and 149.15 feet on the westerly line to a dead line, measuring 56 feet thereon.

Being the same property conveyed to Hugh D. Odom, unmarried by deed from Angus M. G. Crook and wife, Nancy F. Crook, dated April 13, 2004, recorded April 20, 2004, of record in Instrument No. 20040420-0044432, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4005 Aberdeen Road, Nashville, TN 37205.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 5th day of June, 2017.

Hugh D. Odom

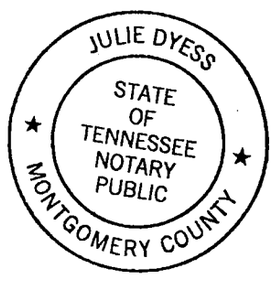
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Hugh D. Odom**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 5th day of June, 2017.

Notary Public

My Commission expires: 8/11/20



True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

