BILL GARRETT, Davidson County
Trans:T20170054174 DEEDWARR
Recvd: 06/23/17 15:39 2 pgs
Fees:13.00 Taxes:2687.68

20170623-0063687

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

Wagon Wheel Title & Escrow (Buyer)
MST 2017-0811(Seller side only)

STATE OF TENN
COUNTY OF WII

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $726,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2017

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Faris and Kaitlyn Faris,	IBERIABANK DBA IBERIABANKMTG	118-02-1G-001.00-CO
(NAME)	(NAME)	
829 A Dewees Avenue	12719 CANTRELL ROAD	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	LITTLE ROCK, AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Odyssey Development, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Faris and Kaitlyn Faris, Husband and Wife,** 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 situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Dewees Commons, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160504-0043922, in the Register's Office of Davidson, 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 Odyssey Development, LLC by Quitclaim deed from Talbert Construction Advisors, LLC of record in Instrument No. 20160608-0057956 Register's Office for Davidson County, Tennessee, dated June 1, 2016 and recorded on June 8, 2016.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2017, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 1130, Page 22, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160504-0043922, Register's Office for Davidson County, Tennessee, Subject to rights of others in and to the common areas and/or elements.

This property, known as 829 A Dewees Avenue, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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/our hand(s) this 19th DAY OF June, 2017.

Odyssey ~~Development,~~ LLC

BY: _____

Ryan Talbert, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Talbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of June, 2017.

_____
Notary Public

My commission expires: 7-11-2020

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON