BILL GARRETT, Davidson County
Trans:T20170064406 DEEDWARR
Recvd: 07/27/17 09:53 2 pgs
Fees:13.00 Taxes:1702.00
20170727-0076012

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$460,000.00.**

Affiant

Subscribed and sworn to before me, this the 24th day of July, 2017.

Notary Public

My commission expires: _____
(AFFIX SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James Ryan O'Daniel **Courtney O'Daniel**	new owners	**091-06-0-W-001.00co**
5723 Morrow Road		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Preston Goddard and wife, Lesia Goddard, as to a 50% undivided interest, as tenants by the entirety and Joshua Hancock and wife, Monica Hancock, as to a 50% undivided interest, as tenants by the entirety, as they relate to each other, being held as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Ryan O'Daniel and Courtney Audrea O'Daniel, 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 in Davidson County, Tennessee, being Unit No. 1 on the Plan of Morrow Gardens, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Morrow Gardens, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20151120-0118081, Amended and Restated in Instrument No. 20170327-0029623, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of Morrow Gardens, shown on Exhibit "C" to the Amended and Restated Declaration of Covenants of record in Instrument No. 20170327-0029623, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING part of the same property conveyed to Preston Goddard and wife, Lesia Goddard, as to a 50% undivided interest, as tenants by the entirety, and Joshua Hancock and wife, Monica Hancock, as to a 50% undivided interest, as tenants by the entirety, as they relate to each other, being held as joint tenants with right of survivorship by Deed dated May 13, 2016 from Morrow Properties, LLC, of record in Instrument No. 20160517-0049323, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as set out on Exhibit "C" to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Morrow Gardens, a Horizontal Property Regime with Private Elements in Instrument No. 20170327-0029623, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Declaration of Covenants, Conditions and Restrictions of Morrow Gardens, a Horizontal Property Regime with Private Elements in Instrument No. 20151120-0118081; Amended and Restated in Instrument no. 20170327-0029623, including without limitation the By-Laws appended thereto, Register's Office for Davidson County, Tennessee.**

3) **Charter of Morrow Gardens Homeowners' Association, Inc. of record in Instrument No. 20151120-0118080, Register's Office for Davidson County, Tennessee.**

4) **All matters shown on the Boundary Plat of record in Instrument No. 20151222-0128922, said Register's Office.**

This is improved property, known as **5723 Morrow Road, Nashville, TN 37209**

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 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 **24th** day of **July, 2017.**

Preston Goddard

Lesia Goddard

Joshua Hancock

Monica Hancock

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Preston Goddard and wife, Lesia Goddard** the within named sellers, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **July, 2017.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Joshua Hancock and wife, Monica Hancock** the within named sellers, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **July, 2017.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
RUDY TITLE AND ESCROW, LLC
2012 21st AVENUE SOUTH
NASHVILLE, TN 37212
our file #: W-FH-17-5723