Bill Garrett Davidson County
Batch# 3679 DEEDWARR
09/22/2017 09:41:08 AM 3 pgs
Fees: $18.00 Taxes: $314.50
20170922-0097288

Davidson County-Box 26b
File Number: 17-08-15529

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Robert A. Young, etal 3208 Cooks Landing Lane Hermitage, TN 37076	New Owners	Davidson County- 09800014900 Wilson County- 097.00/001.05
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205. After Recording return to:Robert J. Notestine III, Attorney at Law.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Paul Odum and Jo Ann Odum, husband and wife (The "Grantors"), have bargained and sold, and by these presents do transfer and convey unto Robert A. Young and Danielle Marquie Young, husband and wife and Robert Young, a single person, as tenants in common with right of survivorship (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson and Wilson Counties, State of Tennessee, being more particularly described as follows, to wit:

Said Tract No. 3A Davidson County and part of Tract No. 3 Wilson County begins at a concrete monument on the easterly side of Earheart Road approximately 797.64 feet south of the south end of a curve off of Central Pike, the same being the northwest corner of the property conveyed to Arnold Cole and wife, by deed of record in Deed Book 278, page 178, Register's Office for Wilson County; thence 150 feet south with Earheart Road to the northwest corner of Tract No. 3B; thence leaving Earheart Road S 85 degrees 10' E 945.0 feet to an iron pin in the center of the north, south easterly most line of Tract No. 3; thence N 6 degrees 20' E 150 feet to an iron pin, the northeasterly most corner of Tract No. 3;thence N 85 degrees 10' W 945 feet to Earheart Road, the point of beginning and containing 3.255 acres, more or less.

Also show as Reserve Parcel of 3.255 acres on the Plat of Arnold Cole Subdivision Originally Tract No. 3 Odum Estates, of record in Plat book 4955, page 16, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Paul Odum and wife, Jo Ann Odum by deed from Barbara Webb, Probate Clerk and Special Commissioner and Receiver of record in Instrument 20050915-0093588, said Register's Office for Davidson County, Tennessee and Record Book 1660, pages 2041-2043, said Register's Office for Wilson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, easement, and encumbrances as may affect the property.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

It is the intent of the Grantees hereto that they shall hold Title to the Property described herein as tenants in common with right of survivorship, so that upon the death of either one of them the survivor(s) shall take full fee simple ownership of the property.

This is unimproved real property located on 3035 Earhart Road, Hermitage, TN 37076.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $85,000.00.

Affiant

Subscribed and sworn to before me this 15th day of September, 2017.

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 7-7-2021

Notary Public

Commission Expires: 7-7-2021

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

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns and against the lawful claims of all persons whomsoever.

Witness my hand this 15th day of September, 2017.

Paul Odum
PAUL ODUM

Jo Ann Odum
JO ANN ODUM

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned authority, a Notary Public, in and for the State and County aforesaid, personally appeared Paul Odum and Jo Ann Odum, husband and wife, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of September, 2017.

Notary Public

My Commission Expires: _____

ROBERT L. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
May 3, 2021