Bill Garrett Davidson County
Batch# 8525 DEEDWARR
10/04/2017 02:47:29 PM 2 pgs
Fees: $13.00 Taxes: $2,904.50
20171004-0101902

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**1285 North Mt. Juliet Road**
**Mt. Juliet, TN 37122**

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

**STATE OF TENNESSEE**
**COUNTY OF** DAVIDSON
**The actual consideration or value, whichever is greater, for this transfer is $785,000.00.**

**Affiant**

**Subscribed and sworn to before me,**
**this** 4th **day of October, 2017.**

Carmen Coats
**Notary Public**
**My commission expires:**

**06-1709-76803**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information:** |
|---|---|---|
| Jeremy Odom<br>903 Russell Street<br>Nashville TN 37206 | MORTGAGE INVESTORS GROUP<br>8320 E. WALKER SPRINGS LANE, #200<br>KNOXVILLE, TN 37923 | 082-16-0-105.00 |

## 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, **Jon R. Cole and wife, Susan J. Cole and Lori J. Benton now known as Lori J. Shelly, a married women,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jeremy Odom and Claudia Odom, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Resubdivision of Lots 43, 44 and 45, Barrows Addition to Edgefield, of record in Instrument No. 20120123-0005892, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jon R. Cole and wife, Susan J. Cole, and David A. Benton and wife, Lori J. Benton by deed from Bobbie Jewel Allen, unmarried, dated April 30, 2002, recorded May 1, 2002, of record in Instrument No. 20020501-0053648, Register's Office for Davidson County, Tennessee. Final Decree of Divorce between David A. Benton and wife, Lori J. Benton filed in the Eighth Circuit Court for Davidson County, Tennessee, Docket No. 04D-577.

Further being the same property conveyed to Lori Joann Benton by Quitclaim Deed from David Alan Benton, dated April 21, 2004, recorded April 22, 2004, of record in Instrument No. 20040422-0045607, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jon R. Cole and wife, Susan J. Cole, and Lori J. Benton by deed from The Power House Christian Center, Inc., a Tennessee non-profit corporation, dated March 12, 2012, recorded March 13, 2012, of record in Instrument No. 20120313-0021457, 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.

The subject property is neither the principal residence of Lori J. Shelly nor her spouse or any dependent.

This property is improved property known as 903 Russell Street, Nashville, TN 37206.

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 3rd day of October, 2017.

Jon R. Cole

Susan J. Cole

Lori J. Shelly

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jon R. Cole, Susan J. Cole and Lori J. Shelly**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 3 day of October, 2017.

Notary Public
State of Tennessee at Large

My Commission expires:

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020