Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(3)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR. 9, 2020

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,150,000.00

Affiant

Subscribed and sworn to before me, this 10th day of November, 2017.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 25369 **DEEDWARR**
11/14/2017 09:55:28 AM 2 pgs
Fees: $13.00 Taxes: $4,255.00

20171114-0116769

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James B. O'Dell **Lisa A. O'Dell**	**New Owner**	**Map/Parcel 117-04-0-075.00**
1709 Sweetbriar Avenue		
Nashville, TN 37212		

FOR AND IN 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 ACKNOWLEDGE, WE,

Julian Keith Getty and wife, Kristyn E. Getty

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

James B. O'Dell and Lisa A. O'Dell, 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 the West one-half of Lot 262, Plan of Belmont Land Company called Belmont Heights, as shown on Plat of record in Plat Book 421, Page 34, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description of said property, said part of Lot fronts 50 feet on the South side of Sweetbriar Avenue and extends back between parallel lines 175 feet to an alley.

Being the same property conveyed to Julian Keith Getty and wife, Kristyn E. Getty, by Warranty Deed, from Jerry W. Owens, unmarried, dated December 29, 2011, of record in Instrument No. 20120106-0001464, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 421, Page 34, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
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 is improved property known as 1709 Sweetbriar Avenue, Nashville, TN 37212.

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 10th day of November, 2017.

Julian Keith Getty by [signature] Attorney in Fact
Julian Keith Getty
By: Greg S. McNey, Attorney-in-Fact

Kristyn E Getty by [signature] Attorney in fact
Kristyn E. Getty
By: Greg S. McNey, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Greg S. McNey,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Julian Keith Getty and wife, Kristyn E. Getty, for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Julian Keith Getty and wife, Kristyn E. Getty, and is authorized by Julian Keith Getty and wife, Kristyn E. Getty to execute this instrument on his/her behalf.

Witness my hand, at office, this 10th day of November, 2017.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

[signature]
Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 12, 2021

File #: **170699JM**
RECORD & RETURN TO:
McCANN & HUBBARD
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027