Bill Garrett Davidson County
Batch# 32426 DEEDWARR
12/01/2017 03:06:28 PM 2 pgs
Fees: $13.00 Taxes: $1,433.75
20171201-0122978

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $387,500.00. Affiant Subscribed and sworn to before me, this the 30th day of November, 2017. Notary Public My commission expires: 3/25/18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
McKenzie K. Moore Christopher Moore		
1413 Douglas Avenue	New Owner	072-14-0-191.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEREMY ODOM AND CLAUDIA ODOM, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MCKENZIE K. MOORE, AN UNMARRIED WOMAN AND CHRISTOPHER MOORE AND DEBORAH MOORE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Southwesterly part of Lot No. 41 on the Plan of H. M. Doak's Subdivision of record in Book 332, Page 22, Register's Office for Davidson County, Tennessee, described according to a survey made by Hickerson-Miller Engineers, Surveyors, March 9, 1956, as follows:

Beginning on the Northerly margin of Douglas Avenue and the corner of Lots 40 and 41; thence with the line between said two lots, North 3 Degrees 00' East, 200.3 feet to the Southwest corner of the property conveyed to Ethel Hunter by deed from Mary B. Griffith, et al, of record in Book 2543, Page 482, Register's Office for Davidson County, Tennessee; thence with said Hunter's Southern boundary line North 84 Degrees 10' East, 51 feet, more or less, to a point in the Western boundary line of the property conveyed to Henry A. Dillon and wife, Bertie S. Dillon by deed from Mary T. Harden, et al, of record in Book 1417, Page 675, Register's Office for Davidson County, Tennessee; thence with said Dillon's Western boundary line Southwardly 210 feet, more or less, to the Northerly margin of Douglas Avenue; thence with the same Westwardly 50 feet to the beginning.

Being the same property conveyed to Jeremy Odom and Claudia Odom, husband and wife by Warranty deed from David Zdeb, unmarried of record in Instrument No. 20150225-0016040 Register's Office for Davidson County, Tennessee, dated February 20, 2015 and recorded on February 25, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1413 Douglas Avenue, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of November, 2017.

Jeremy Odom

Claudia Odom

Claudia Odom

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeremy Odom and Claudia Odom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of November, 2017.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021