| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 180516061**<br><br>Bill Garrett Davidson County<br>Batch# 106868 **DEEDWARR**<br>06/20/2018 01:23:46 PM 2 pgs<br>Fees: $13.00 Taxes: $6,216.00<br>20180620-0059471 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $1,680,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this8th day of June, 2018.<br><br>Notary Public<br>My Commission Expires: |

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>John Phillips Ward<br>1803 Cedar Lane<br>Nashville TN 37212 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>117-04-0-326.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James B. O'Dell and Lisa A. O'Dell, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Phillips Ward and Carrie H. Ward, Husband and Wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lots No. 70, 71 and 72 on the plan of Belmont Terrace, of record in Book 421, Page 101, Register's Office for said County.

Said Lots No. 70, 71 and 72 which form a corner tract adjoin and fronts 153.8 feet on the Southwesterly margin of Cedar Lane and fronts 139.9 feet on the Northwesterly margin of Brightonwood Court, said frontages being joined by a curve having a length of 32.2 feet, and extends back 160 feet on the Northwesterly line and 162.6 feet on the Southwesterly line with the Northeasterly margin of an alley to a point of intersection.

Being the same property conveyed by Quitclaim Deed from James B. O'Dell and wife, Lisa A. O'Dell to James B. O'Dell and wife, Lisa A. O'Dell, as tenants in common, as recorded on the 30th day of April, 2012 in Instrument No. 20120430-0036917 and Warranty Deed from Betty L. Salzman, unmarried to James B. O'Dell and spouse, Lisa A. O'Dell, as recorded on the 3rd day of October, 1995 in Deed Book 9815, Page 969, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT TERRACE, as recorded in Plat Book 421, Page(s) 101.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1803 Cedar Lane Nashville TN 37212

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 8th day of June, 2018.

James B. O'Dell

Lisa A. O'Dell

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James B. O'Dell and Lisa A. O'Dell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of June, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018