Bill Garrett Davidson County
Batch# 124060 DEEDWARR
08/02/2018 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20180802-0075815

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 18060055

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Michele Gabbell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2nd DAY OF August, 2018.

Sheri Engel
NOTARY PUBLIC

My Commission expires: January 5, 2020

Address of New Owner
Bradford Dennis Odum
Brooke Waggoner Odum
8461 Poplar Creek Road
Nashville, TN 37221

Send Tax Bills To:
~~Same~~ Renasant Bank
2001 Park Place N, Ste 150
Birmingham, AL 35203

Tax Information:
155-00-0-022.00

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Emma Lee Shelton a/k/a Emma Turner Shelton, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Bradford Dennis Odum and Brooke Waggoner Odum, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, described as follows, to-wit:

Beginning at an iron pin corner of the south R/W of Poplar Creek Road, twenty five feet from the center of said road, said corner being the northwest corner of this tract and the northeast corner of tract 5; thence along the R/W of said road North 79 degrees 31 minutes East a distance of 142.02 feet to a point; thence by said R/W North 78 degrees East a distance of 117.48 feet to an iron pin corner being the northeast corner of this tract and the northwest corner of tract 3; thence leaving the road and along the west lines of tract 3, South 6 degrees 10 minutes 48 seconds East a distance of 924.54 feet to a corner of the lines of McClain and the southeast corner of this tract and the southwest corner of tract 3; thence by McClain, South 82 degrees 41 minutes West a distance of 212.00 feet to a corner; thence by same, South 87 degrees 25 minutes West a distance of 53.00 feet to the southwest corner of this tract and the southeast corner of tract 5; thence along the east line of tract 5, North 5 degrees 46 minutes 38 seconds West a distance of 902.92 feet to the place of beginning.

Being the same property conveyed to Emma Shelton Turner by Warranty Deed from James M. Johnson and wife, Cathy Johnson, dated 02/27/1981 and recorded on 03/16/1981 in Book 5721, Page 562, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Lynn Evans Turner and wife, Emma Shelton Turner, by Quitclaim Deed from Emma Shelton Turner dated 03/18/1994 and recorded on 03/29/1994 in Book 9292, Page 534, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Emma Turner Shelton by Quitclaim Deed from Lynn Evans Turner dated 03/17/1998 and recorded on 03/18/1998 in Book 10844, Page 102, Register's Office for Davidson County, Tennessee.

This is property generally located:
8461 Poplar Creek Road, Nashville, TN 37221

SUBJECT TO THE FOLLOWING:

1. 2018 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.

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. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **Emma Lee Shelton** has/have caused this instrument to be executed, this the 2 day of August, 2018.

Emma Lee Shelton

Emma Lee Shelton

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Emma Lee Shelton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 2 day of August, 2018.

My commission Expires: 8/25/18

NOTARY PUBLIC

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY