Karen Johnson Davidson County
Batch# 183873 DEEDWARR
01/15/2019 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $481.00
20190115-0004050

**Prepared by:**
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 18120025

LEWIS BRONER MCCOY NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

STATE OF TN }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

AFFIANT and/or BUYER

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9 DAY OF JAN, 2019.

NOTARY PUBLIC

My Commission expires: 8-27-22

Address of New Owner
**David Christian Schmutz**
4906 Dakota Avenue
Nashville, TN 37209

Send Tax Bills To:
Same

Tax Information:
047-00-0-173.00

LEWIS BRONER MCCOY NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

# 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, **Clarence Edwin Odle,** hereinafter called the **Grantor**, has bargained and sold, and by these presents do transfer and convey unto **David Christian Schmutz,** hereinafter called the **Grantee**, his 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:

Beginning at an existing iron rod in the west margin of Old Hickory Boulevard at a distance of 30 feet from the center of said road, said point being the southeast corner of the Roy R. Reed property; thence along the west margin of Old Hickory Boulevard at a distance of 30 feet from the center of said road South 22 degrees 04 minutes 57 seconds West, 50.00 feet to a P.K. nail set in a paved driveway, said point being a northeast corner of Tract 2; thence leaving the west margin of Old Hickory Boulevard with boundary lines of Tract 2 on newly established lines to points as follows: North 72 degrees 56 minutes 33 seconds West, 200.65 feet to an iron rod set; North 70 degrees 07 minutes 43 seconds West, 1306.76 feet to an iron rod set; North 21 degrees 59 minutes 38 seconds East, 160.00 feet to an iron rod set in a southern boundary line of the Margaret Y. Slea property; thence along southern boundary lines of the Slea property to points as follows: South 70 degrees 17 minutes 09 seconds East, 147.00 feet to an existing iron pipe; South 70 degrees 06 minutes 39 seconds East, 1159.76 feet to an existing iron rod at the northeast corner of the Reed property; thence along boundary lines of the Reed property to points as follows: South 21 degrees 59 minutes 37 seconds West, 100.04 feet to an existing iron rod; South 70 degrees 05 minutes 13 seconds East, 200.12 feet to the point of beginning, containing 5.06 acres, more or less. Survey by Bledsoe, Adams, Christy Engineering and Surveying, LLC, Phillip Darin Christy, R.L.S. No. 1821, P.O. Box 40, Dickson, TN 37056-0040, dated 11/27/2006.

Being the same property conveyed to Clarence Edwin Odle by Warranty Deed from Stephen D. Cooper dated 04/04/2018 and recorded on 04/04/2018 in Instrument No. 20180404-0031787, Register's Office for Davidson County, Tennessee.

This is property generally located:
5535 Old Hickory Boulevard, Nashville, TN 37218

**SUBJECT TO THE FOLLOWING:**

1. 2018 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Transmission Line Easement of record in Instrument No. 20080117-0005606, said Register's Office.
3. Right-of-Way Easement of record in Book 8700, Page 692, said Register's Office.
4. Driveway Easement of record in Instrument No. 20080117-0005606, said Register's Office.
5. Title to that portion of the premises embraced within the bounds of any streets, roads or highways.
6. No insurance is afforded as to the acreage or square footage contained in the insured property.

**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 his heirs and assigns, forever. I do covenant with said Grantee that I 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 further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, his 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, **Clarence Edwin Odle** has caused this instrument to be executed, this the 9th day of January, 2019.

Clarence Odle 1-9-19

**Clarence Edwin Odle**

STATE OF TN
COUNTY OF Cheatham

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

This the 9th day of January, 2019.

My commission Expires: 1-10-2021

NOTARY PUBLIC

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

# True Copy Certification

**As required under T.C.A §66-24-101(d) et seq.**

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

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 9th day of JAN, 2019.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY