BOX #14

G#31640-2

WARRANTY DEED	State of Tennessee) County of Davidson)
Karen Johnson Davidson County Batch# 207807 DEEDWARR 03/20/2019 09:47:36 AM 2 pgs Fees: $13.00 Taxes: $277.50 20190320-0025246	The actual consideration or value, whichever is greater, for this transfer is **$75,000.00**. Affiant Subscribed and sworn to before me, this the 19th day of March, 2019. Notary Public My commission expires: 1/17/21 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Cygnus Construction, LLC	**"New Owner"**	**For 2019: Part of 08313010500**
2139A Utopia Avenue		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Jacqueline M. O'Dell, an unmarried woman

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

Cygnus Construction, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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 Unit No. 2 on the Plan of The Homes at Fatherland and Lillian, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for The Homes at Fatherland and Lillian, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190319-0025009, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of The Homes at Fatherland and Lillian, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20190319-0025009, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING part of the same property conveyed Donald R. Kaufman and wife, Jacqueline M. O'Dell, by Warranty Deed dated August 31, 2001, from Roy L. Williams and wife, Bobbi A. Williams, of record in Instrument No. 20010906-0096789, Register's Office for Davidson County, Tennessee. The said parties having divorced. Pursuant to the Final Decree of Divorce, Case #10D-751, Eighth Circuit Court for Davidson County, Tennessee, Donald R. Kaufman, an unmarried man, and Jacqueline M. O'Dell, an unmarried woman, who acquired title as husband and wife, conveyed the subject property to Jacqueline M. O'Dell, an unmarried woman, by Quitclaim Deed dated August 23, 2010, of record in Instrument No. 20101115-0091421, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as set out on Exhibit "C" to the Declaration of Covenants appearing in Instrument No. 20190319-0025009, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions and Restrictions for The Homes at Fatherland and Lillian, of record in Instrument No. 20190319-0025009, and ByLaws appended thereto, Register's Office for Davidson County, Tennessee;

3) Charter for The Homes at Fatherland and Lillian Owners Association, Inc., of record in Instrument No. to be recorded at a later date, Register's Office for Davidson County, Tennessee;

4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8808, Page 819, said Register's Office;

5) All matter shown on the Plan of record in Book 21, Page 147, said Register's Office; and,

6) Taxes for the current year which have been prorated between the parties and will be paid by the Grantor herein; and the Grantee assumes the subsequent years, not yet due and payable.

This is unimproved property, known as: **1203-C Lillian Street, 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 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 **19th** day of **March, 2019.**

Jacqueline M. O'Dell

Jacqueline M. O'Dell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jacqueline M. O'Dell,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **March, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21