Name and Address of New Owner:
Robert Hraback
3927 Drakes Branch Road
Nashville, TN 37218

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 297867 DEEDWARR
10/09/2019 08:35:30 AM 4 pgs
Fees: $23.00 Taxes: $780.70
20191009-0103297

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 069-02-0-006

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Christal Bright and Anthony L. Gill heirs at law to the Estate of Peggy Ann Odom**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Robert Hraback,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 26 on the Plan of Enchanted Hills Section One. As of record in Book 3300, Page 96, Register's Office for said County. Said Lot No. 26 fronts 120 feet on the northerly side of Drakes Branch Road and runs back between lines the westerly line being 425 and easterly line 231.67 to a line in the rear measuring 263.11 thereon.

Being the same property conveyed to Peggy Odom, unmarried by Warranty Deed from Walter Russell Owens III, as Executor for the Estate of Walter Lyerson Owens and Sandra Anetta Owens Lawson dated October 31st 2002 and recorded November 14th 2002 of record in Instrument No. 20021114-0141125 in the said Register's Office, Davidson County, Tennessee. Peggy Odom died on May 22, 2019 intestate. Christal Bright and Anthony L. Gill and the sole heirs at laws. See Affidavit of Heirship of record in Instrument No. 201910090103296

This conveyance is subject to the current year's property taxes which have been prorated, 2019 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 3927 Drakes Branch Road, Nashville, TN 37218

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of September, 2019.

The Estate of Peggy Ann Odom

By: _____ 9-30-19 (SEAL)
Christal Bright, Administrator

_____ 9-2019 (SEAL)
Christal Bright

_____ 9 30 19 (SEAL)
Anthony L. Gill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2019, before me personally appeared Christal Bright, Administrator of The Estate of Peggy Ann Odom, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of September, 2019.

_____
Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2019, before me personally appeared Christal Bright and Anthony L. Gill, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of September, 2019.

_____
Notary Signature
My commission expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

AFFIDAVIT OF VALUE

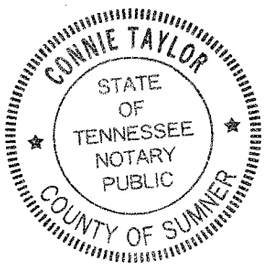
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $211,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
30th day of September, 2019.

Notary Public
My commission expires: 11/5/2019
File No. 19-526



True Copy Certification

I, Connie Taylor, 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 Davidson

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

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

Broker Title & Escrow, LLC
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Nashville, TN 37212