STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Karen Johnson Davidson County
Batch# 342858 DEEDWARR
01/14/2020 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $444.00
20200114-0004896

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of January, 2020.

_____
Notary Public
MY COMMISSION EXPIRES: 3/21/22
File No. G19-7293

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Christopher Hankins and Irlyn Hankins (NAME)	Reliant Bank (NAME)	98-178
1685 Palmer Road (STREET ADDRESS)	101 Creekstone Blvd, Ste 200 (STREET ADDRESS)	
Lebanon, TN 37090 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Paul R. Odum and Jo Ann Odum, Co-Trustees of The Paul R. Odum and Jo Ann Odum Revocable Living Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Hankins and Irlyn Hankins, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being a tract of land situated in the 4th Civil District of Davidson County, Tennessee, shown on the recorded plan of "Massey Subdivision" as recorded in Plat Book 7900, Page 200 and described as follows:

Beginning at a concrete monument on the westerly margin of Earhart Road, said point being the northeasterly corner of the Paul R. Odum and wife property as recorded in Book 6130, Page 121 and being the southeasterly corner of said Massey Subdivision; thence along the northerly margin of the said Paul Odum property N 80 deg. 03' 48" W a distance of 1,065.18 feet to an iron pin in a fence line; thence N 0 deg. 19' 18" E a distance of 250.41 feet to an iron pin; thence S 80 deg. 04" E a distance of 416.5 feet to an iron pin; thence S 9 deg. 56' W a distance of 196.93 feet to an iron pin; thence S 80 deg. 03' 48" E a distance of 681.22 feet to an iron pin in the westerly margin of Earhart Road; thence S 0 deg. 29' 12" E a distance of 50.83 feet to the point of beginning and containing 3.03 acres more or less. As per survey by Clint Elliott Survey, 1711 Hayes Street, Nashville, TN 37203.

Included with the above described tract is a 20 foot ingress-egress easement as shown on the Massey Subdivision.

Being the same property conveyed to Paul R. Odum and Jo Ann Odum, Co-Trustees of The Paul R. Odum and Jo Ann Odum Revocable Living Trust by Deed dated March 6, 2007, recorded June 13, 2007, in Instrument Number 20070613-0070808, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to Plat Book 7900, Page 200, Register's Office for said County.
2. 20' Ingress/Egress Easement as shown in Plat Book 7900, Page 200, Register's Office for said County.
3. Subject to Letter of record in Book 7203, Page 953, Register's Office for said County.
4. Notwithstanding the recitation of acreage contained in Schedule A hereof, nothing herein contained shall be construed as a guarantee of the accuracy of the computation of such acreage or square footage.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is unimproved property, known as 0 Earhart Road, Mount Juliet, TN 37122.

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, their heirs and assigns, forever, and we do covenant with 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. Whenever 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 7th day of January, 2020.

The Paul R. Odum and Jo Ann Odum Revocable Living Trust

By: Jo Ann Odum, co-trustee
Jo Ann Odum, Co-Trustee

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Jo Ann Odum, Co-Trustee of The Paul R. Odum and Jo Ann Odum Revocable Living Trust, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Co-Trustee of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of January, 2020.

Notary Public

My Commission Expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

