# WARRANTY DEED

Ortale Kelley Law Firm
330 Commerce Street, Suite 110
Nashville, TN 37201

Y-P-20-1023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-13-2021
(AFFIX SEAL)

APRIL N. BRADLEY
STATE OF TENNESSEE
NOTARY PUBLIC
SMITH COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Samuel C. Adkisson** | Guaranteed Rate, Inc.<br>Attn: Servicing Dept | |
| (NAME)<br>**1023 Chester Ave** | (NAME)<br>4044 North Lincoln, #324 | **072-14-1J-012.00-CO** |
| (ADDRESS)<br>**Nashville, TN 37206** | (ADDRESS)<br>Chicago, IL 60618 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TOMMY ODLE, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMUEL C. ADKISSON, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 6, Chester Avenue Townhomes, with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Chester Avenue Townhomes, of record in Instrument No. 20150923-0096488, amended in Instrument No. 20160429-0042099, and Instrument No. 20170426-00041063, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Tommy Odle, an unmarried man by Warranty deed from LVH2, LLC of record in Instrument No. 20170615-0060035 Register's Office for Davidson County, Tennessee, dated June 09, 2017 and recorded on June 15, 2017.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 5 and Instrument No. 20040324-0033104, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20150923-0096488, amended in Instrument No. 20160429-0042099, and Instrument No. 20170426-0041063, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for the Purpose of Public Street Right-of-way of record in Instrument Number 20150624-0060668, in the Register's Office for Davidson County, Tennessee.
- Matters set for in Notice to Prospective Owners of Lot Number Two of Chester Avenue Subdivision of record in Instrument Number 20090424-0037251, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20150928-0098469, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1023 Chester Ave, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 404538 **DEEDWARR**
05/22/2020 09:14:56 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20200522-0053343

Witness my/our hand(s) this the 21st DAY OF MAY, 2020.

Tommy Odle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TOMMY ODLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of May, 2020.

Notary Public
My Commission Expires
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024