THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 460443 DEEDWARR
08/20/2020 08:34:30 AM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20200820-0093793

31973-1A
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Tony Pearson 2224 Crestline Drive Nashville, TN 37214	New Owner	085-00-0-072-00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Paul Odum and Cephas D. Smallwood** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **Chance Formby and wife, Rhonda Formby as to an undivided 50% interest (the "Entireties Interest") and Tony Pearson, as to an undivided 50% interest (the "Individual Interest"), the Entireties Interest and the Individual Interest, as they relate to each other, being held together as tenants in common** (hereinafter collectively referred to as the "**Grantees**"), their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Cabinet Shop, of record in Book 9700, Page 233, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Together with the beneficial easement interest contained in Easement for disposal field on Lot No. 2 and water line easement from the well pump house on and across adjoining Lot No. 1 which serves Lot No. 2, of record in Book 10272, Page 130, said Register's Office.
>
> BEING all of the same property conveyed to Paul Odum and Cephas D. Smallwood, by Deed dated December 26, 2012 from Charles O. Chance and wife, Sherryl Chance, of record in Instrument No. 20121226-0118656, Register's Office for Davidson County, Tennessee.

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 Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantors have executed this instrument this 19th day of August, 2020.

Paul Odum

Cephas D. Smallwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paul Odum, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 19th day of August, 2020.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cephas D. Smallwood, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 19th day of August, 2020.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me this
19th day of August, 2020.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

EXHIBIT A
Permitted Encumbrances

1 Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2 Taxes for the year 2020 and subsequent years, not yet due and payable. Map and Parcel 085-00-0-072-00. 2020 Taxes have not been prorated between the parties as part of closing, but have been assumed by the Grantees.

3 All Matters as shown on the Plan of record in Plat Book 9700, Page 233, Register's Office for Davidson County, Tennessee.

4 Sanitary Sewers and/or Storm Drainage Easement, of record in Book 6709, Page 341 and in Instrument No. 20001208-0120844, said Register's Office.

5 Right of ingress and egress as stated in the Deed of record in Book 5955, Page 11 and Book 7402, Page 404, as corrected in Instrument No. 20000619-0061004, said Register's Office.

6 A 30-foot easement for ingress and egress reserved in the Deed, of record in Book 6180, Page 312, said Register's Office.

7 Electrical Permit, of record in Book 6574, Page 189, said Register's Office.

8 Easement for disposal field for Lot No. 2 and water line easement from the well pump house on and across Lot No. 1, as stated in the Deed, of record in Book 10272, Page 130 and shown on the Plan, of record in Plat Book 9700, Page 233, said Register's Office.

9 Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances, of record in Instrument No. 20160929-0102685, said Register's Office.

10 Title to that portion of the land lying below the ordinary low water mark of the Stones River.

11 Easement for the flow of the waters of the Stones River and rights of the public therein.

12 Changes in the boundary of the subject property resulting from erosion and accretion caused by the flow of the Stones River.

13 Rights of upper and lower riparian owners in and to the waters of the Stones River crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

