WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/04/05 15:18 2 pgs
Fees:13.00 Taxes:392.20

20050104-0001366

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

x David W. Talley, II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David W. Talley II	Franklin American Mortgage Company	160-14-B 121CO
(NAME) 5825 Brentwood Trace	(NAME) 501 Corporate Centre Dr., Suite 400	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Franklin, Tennessee 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, Stephany L. Wren and Husband, Jeffrey L. Wren , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David W. Talley II , 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 Unit No. 5825 Brentwood Trace Condominiums, as shown by plat of record in Plat Book 5200, Page 230, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Stephany L. Owen, unmarried, by Deed from Glyna M. Malaer and William G. Dickerson, II, Husband and Wife, dated March 21, 1995, filed for record on March 30, 1995, in Deed Book 9631, Page 576, Register's Office for Davidson County, Tennessee.

Stephany L. Owen a/k/a Stephany L. Wren

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5825 Brentwood Trace, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 30th Day of December, 2004

Stephany L. Wren by Ruth-Ann Looney, Attorney-In-Fact

Jeffrey L. Wren by Ruth-Ann Looney, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Williamson

On this the 30th day of December, 2004, before me personally appeared Ruth-Ann Looney, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jeffrey L. Wren and Stephany L. Owen, and who acknowledged that Ruth-Ann Looney executed the same as the free act and deed of the said Jeffrey L. Wren and Stephany L. Owen by virtue of that Power of Attorney, duly executed by the said Jeffrey L. Wren and Stephany L. Owen and appearing of record in Instrument No. _____, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Williamson County, Tennessee, this 30th day of December, 2004.

My Commission Expires: _____

My Commission Expires Jan. 25, 2006

Notary Public

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

File Number2412242

RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027