File No. 280800712

WARRANTY DEED

Wendy L. Locke State of Tennessee Notary Public Wilson Co.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 6-27-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 09/26/08 14:27 3 pgs
Fees:18.00 Taxes:532.80
20080926-0098055

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley E.Felts	SunTrust Mortgage, Inc.	073-09-0-027.00
(NAME) 2507 Cooper Lane	(NAME) 401 Commerce Street, Suite 6100	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville, TN 37219	
(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 considerations, the receipt of which is hereby acknowledged, WE,

Rodney Louis O'Mara and Sharon O'Mara Goodwin, as devisees of the Last Will and Testament of William Thomas O'Mara,

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Ashley E. Felts, Single Person and Wendy J. Felts and Richard A. Felts, wife and husband,

hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 32, Gibson Heights Subdivision, as shown on plat of record in Plat Book 1835, Page 133, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to William T. O'Mara and wife, Frances D. O'Mara by Deed recorded on October 7, 1953 from Edward N. Pennington and wife, Rose Lee Pennington of record in Deed Book 2199, page 327, Register's Office for said County. Frances D. O'Mara predeceased William T. O'Mara. William T. O'Mara died in Testate on August 3, 2005. Petition to Probate Will in Docket # 05P1718, in the Register's Office for Davidson County, Tennessee. The Will devises property to Rodney Louis O'Mara and Sharon O'Mara Goodwin. Also of record a Personal Representatives Deed in Instrument number 20080820-0085717, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements 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 2507 Cooper Lane, Nashville, TN 37216
(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 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.

Witness my/our hands this 24th day of September, 2008.

Rodney Louis O'Mara

Sharon O'Mara Goodwin

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Rodney Louis O'Mara and Sharon O'Mara Goodwin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 24th day of September, 2008.

Commission expires: 6-27-2011

Notary Public

Wendy L. Locke
State of Tennessee Notary Public
Wilson Co.

File Number: 280800712

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, **MANDY ALSUP**, 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.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, **WENDY L. LOCKE**, a notary public for this county and state **MANDY ALSUP**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

Wendy L. Locke
State of Tennessee Notary Public
Wilson Co.

My Commission Expires: 6-27-2011

280800727