WARRANTY DEED

Record & Return To:

Foundation Title & Escrow
30 Burton Hill Blvd, Ste. 175
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20120000933 DEEDWARR
Recvd: 01/05/12 10:02 2 pgs
Fees:13.00 Taxes:799.62

20120105-0001064

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,114.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **30th** day of **December, 2011**

Notary Public

MY COMMISSION EXPIRES: 7/3/12
(AFFIX SEAL)

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa Dunn	NEW OWNER	142130B10400 CO
(NAME)	(NAME)	
1708 Glenridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(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 hereby acknowledged, I/WE, **William H. Gourley and Sherry T. Gourley**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Melissa Dunn**, 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:

Land in Davidson County, Tennessee being Lot No. 104 on the final Plat, First Revision Riverside, Phase 3 of record in Instrument Number 20010404-0032691, Register's Office of Davidson County, Tennessee, to which plan reference is hereby given for a more complete and accurate legal description.

Being the same property conveyed to Sherry T. Gourley and husband, William H. Gourley, by deed from Christopher J. Edwards and wife, Melissa T. Edwards, dated June 26, 2007 and filed of record on June 28, 2007 in Instrument Number 20070628-0077420, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1708 Glenridge Drive, Nashville, TN 37221

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, has 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 our hands this **30th** day of **December, 2011**

William H. Gourley

SHERRY T. GOURLEY

by [signature] at attorney in fact

Sherry T. Gourley by William H. Gourley as attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **William H. Gourley** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **December, 2011**

Notary Public

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My commission expires: 7/3/12

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of December, 2011, before me personally appeared William H. Gourley, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Sherry T. Gourley, and who acknowledged that she executed the same as the free act and deed of the said Sherry T. Gourley, by virtue of a Power of Attorney, duly executed by the said, as recorded in Instrument No.. 20120105.0001063 , said Register's Office.

Witness my hand and official seal this 30th day of December, 2011.

NOTARY PUBLIC

KELLY ANN CALLAGHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 7/3/12