BILL GARRETT, Davidson County
Trans:T20130074466 DEEDWARR
Recvd: 08/28/13 12:01 2 pgs
Fees:13.00 Taxes:591.93

20130828-0090792

**WARRANTY DEED**

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
ROBBIN TEASLEY
My Commission Expires September 9, 2014

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 day of **August 2013.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Series, LLC, 1550 North Mount Juliet Road, Suite 110, Mount Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Wendy S. Briley | Farmington Financial Group | 085 07 0 068.00 |
| (NAME) | (NAME) | |
| 3146 Stafford Dr | 2002 Richard Jones Rd Ste 300A | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Nashville, TN, 37215 | |
| (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, **Ellen Omohundro, a single female**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Wendy S. Briley, a married woman**, hereinafter called the Grantee, her 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 described as follows, to-wit:**

**Being Lot No. 181 on the Revised Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, pages 83 and 84, and amended in Book 3177, page 213, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.**

**BEING the same property conveyed to Ellen Omohundro, a single female, by deed dated 07/27/2006 from Paul A. Harrison, unmarried and filed of record in Instrument No. 20060731-0091945 Register's Office for Davidson County, Tennessee. The said Ellen Omohundro having since married.**

**Ronald David Dunn, spouse of Ellen Omohundro, joins in the instrument, with the consent of the granting spouse, to convey any marital interest he may have, if any, in said property.**

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 3146 Stafford Dr, Nashville, TN 37214

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 22 day of August 2013.**

Ellen Omohundro

**Ellen Omohundro**

Ronald David Dunn

**Ronald David Dunn**

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILSON

Personally appeared before me, the undersigned authority, **Ellen Omohundro and Ronald David Dunn**, 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 the 22 day of August 2013.**

Notary ~~Public~~

My commission expires:

ROBBIN TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires September 9, 2014

**Return to:**
**Foundation Title and Escrow, LLC.**
**2672 N. Mt. Juliet Rd.**
**Mt. Juliet, TN 37122**