BILL GARRETT, Davidson County
Trans:T20160045445 DEEDWARR
Recvd: 05/31/16 11:02 2 pgs
Fees:13.00 Taxes:603.10
20160531-0054267

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF May, 2016.

Notary Public

MY COMMISSION EXPIRES: 5.20.17
(AFFIX SEAL)

KELLY DORSEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

ZCR16-3204

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darla Elaine Emberton	New Owner	
3204 West End Circle	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203-1165		104-02-0F-008.00-CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SANDRA B. OLDENDORF, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DARLA ELAINE EMBERTON , A SINGLE PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 8 of West End Square Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing West End Square Condominiums of record in Book 6686, Page 648, as amended in Book 6712, Page 739, Book 6780, Page 353, and Book 7114, Page 388, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Shannon Rae Lamborn by Warranty deed from Arnold M. Roman and Tanya L. Wollen of record in Instrument No. 20080201-0010291 Register's Office for Davidson County, Tennessee, dated January 31, 2008 and recorded on February 01, 2008.

Being the same property conveyed to Sandra B. Oldendorf by Warranty deed from Shannon Rae Lamborn, unmarried of record in Instrument No. 20140924-0088055 Register's Office for Davidson County, Tennessee, dated September 24, 2014 and recorded on September 24, 2014.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 6686, Page 648, as amended in Book 6712, Page 739; Book 6780, Page 353, Book 7114, Page 388, Book 6686, Page 677, Book 7078, Page 453, amended in Book 7969, Page 192 and Book 8287, Page 514, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3204 West End Circle , Nashville, Tennessee 37203-1165
(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 hand(s) this 25th day of May, 2016.

Sandra B. Oldendorf by Andrea Oldendorf, attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of May, 2016, before me personally appeared Andrea Oldendorf to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sandra B. Oldendorf and who acknowledged he/she/they executed the same as the free act and deed of the said Sandra B. Oldendorf.

Witness my hand and official seal, this the 25th day of May, 2016.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959