WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of March, 2017

Notary Public

MY COMMISSION EXPIRES: 7-24-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Meredith Oakey	First Community Mortgage	061-07-0-165.00
(NAME)	(NAME)	
996 Gwynn Dr.	275 Robert Rose Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty-Five Thousand And No/100 Dollars ($265,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Isbelle Wells f/k/a Isbelle Nunez, married and Edwin Nunez, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Meredith Oakey, a single person and Eric R. Ashford, a single person, tenants in common with right of survivorship**, 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. 17 of Block B on the Map of Broadmoor, of record in Book 547, page 161 and 162, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 50 feet on the southerly side of Gwynn Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Isbelle Nunez, unmarried and Edwin Nunez, married by Warranty Deed from Brian Gerald Bequette and Gerald Walter Bequette dated October 5, 2012 and recorded October 8, 2012 as Instrument No. 20121008-0091829, in said Register's Office for Davidson County, Tennessee. Isbelle Nunez and Isbelle Wells are one and the same person.

Clint Wells, spouse of Isbelle Wells f/k/a Isbelle Nunez, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, to said property.

The subject property was never used as the principal residence of Grantor, Edwin Nunez, or his spouse.

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 996 Gwynn Dr., Nashville, TN 37216

BILL GARRETT, Davidson County
Trans:T20170028668 DEEDWARR
Recvd: 04/05/17 10:18 2 pgs
Fees:13.00 Taxes:980.50
20170405-0033274

File Number: MFR-171679SSO

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 27th day of March, 2017

Isbelle Nuñez Wells
Isbelle Wells

Edwin Nuñez
Edwin Nunez

Clint Wells by Isbelle Wells, Attorney-in-Fact
Clint Wells
by Isbelle Wells, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Isbelle Wells and Edwin Nunez**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of March, 2017.

Notary Public

My Commission Expires: October 9, 2019

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared **Isbelle Wells**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Clint Wells**, and who acknowledge that she executed the same as the free act and deed of the said **Clint Wells**, by virtue of a Power of Attorney, duly executed and appearing of record in Record Book * _____, Page _____, said Register's Office.

*20170405-0033273

Witness my hand and official seal, this the 27th of March, 2017.

Notary Public

My Commission Expires: October 9, 2019

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

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