WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 149281 **DEEDWARR**
10/04/2018 03:39:04 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20181004-0098814

G-DP-18-7940

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lisa C. Parham	New Owner	
(NAME)	(NAME)	
300 E. Lake Drive		**141-00-0-005.00**
(ADDRESS)	(ADDRESS)	
Dickson, TN 37055		
(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 consideration, the receipt of which is hereby acknowledged, **BETTE ARLENE WRIGHT OMOHUNDRO AND JOSEPH N. OMOHUNDRO, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LISA C. PARHAM, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being in the 9th Civil District of said County, described according to a survey made by Geo. W. Watkins, Surveyor, dated May 2, 1961, as follows:

Beginning at a point in the centerline of Hooten Hows Road, said point being 916 feet southwest from a railroad spike set at the intersection of the centerline of said Road, with Tenn. State Highway No. 1; thence leaving said Hooten Hows Road, North 35 deg West 581 feet to an iron pin; thence South 55 deg West 150 feet to a point; thence South 35 deg East 581 feet to a railroad spike in the centerline of Hooten Hows Road; thence with the centerline of the same, North 55 deg East 150 feet to the point of beginning.

Being the same property conveyed to Bette Arlene Wright Omohundro and Joseph N. Omohundro, wife and husband by Quitclaim deed from Carol Wright Grammer of record in Instrument No. 20170404-0032593 Register's Office for Davidson County, Tennessee, dated March 27, 2017 and recorded on April 4, 2017. Being also known as 7940 Hooten Hows Rd. Nashville, Tennessee 37221. Being the same property conveyed to John Arnold Wright and wife, Betty Evelyn Wright by Warranty deed from Agnes Hows Archey of record in Book 3223, page 287, Register's Office for Davidson County, Tennessee, dated May 12, 1961 and recorded on May 12, 1961. John Arnold Wright died December 20, 2016, having been predeceased by Betty Evelyn Wright. John Wright left the property to his daughters Bette Arlene Wright Omohundro and Carol Wright Grammer in his Will Probated at Docket No. 17P7 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Restrictions of record in Book 3223, Page 287, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7940 Hooten Hows Rd., Nashville, Tennessee 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 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 the 3rd DAY OF OCTOBER, 2018.

Bette Arlene Wright Omohundro
Bette Arlene Wright Omohundro

Joseph N Omohundro ~~et~~ by Bette Omohundro att in fact
Joseph N. Omohundro by Bette Arlen Wright Omohundro, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETTE ARLENE WRIGHT OMOHUNDRO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bette Arlene Wright Omohundro, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JOSEPH N. OMOHUNDRO, and who acknowledged she executed the same as the free act and deed of the said JOSEPH N. OMOHUNDRO.

Witness my hand and official seal, this the 3rd of October, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212