39-B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00

Elizabeth Blair Ursic
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13TH DAY OF MAY, 2002.

Angela Williamson
Notary Public

MY COMMISSION EXPIRES: 3/25/06
(AFFIX SEAL)

My Commission Expires

Davidson County DEEDWARR
Recvd: 05/14/02 13:19 2pgs
Fees:13.00 Taxes:876.90

20020514-0059164

THIS INSTRUMENT WAS PREPARED BY
Charles H. Beaty, BPR. #2282, 668 Nashville Pike, Suite 200, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blair Ursic	First Federal Bk	Map 129-4
(NAME)	(NAME)	
123 Allendale Drive	1300 McFarland NE, Ste 200	Parcel 68.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Tuscaloosa, AL 35406	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **John Montgomery and wife, Margaret Ferris Montgomery**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth Blair Ursic, unmarried,** 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. 52, on the Plan of West Meade Farms – Section 3, as of record in Book 1835, Page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the property conveyed to John Montgomery and Margaret Ferris, both unmarried by deed dated June 30, 1999 from Cinda L. Kissel, unmarried of record in Book 11570, Page 533, Register's Office for Davidson County, Tennessee. The said Margaret Ferris has since married and is now known as Margaret Ferris Montgomery.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☒ property, known as 123 Allendale Drive, Nashville, TN 37205

(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 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, 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 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 13th day of May, 2002.

John Montgomery

Margaret Ferris

Margaret Ferris Montgomery

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Montgomery and Margaret Ferris now known as Margaret Ferris Montgomery, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Gallatin, Tennessee this 13th day of May, 2002.

Commission expires:

Notary Public

