Box 11

WARRANTY DEED

FILE BOX 19B
03-7-020-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Tara Patterson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of July, 2003

Notary Public AT LARGE

My Commission Expires: 03/31/07

(AFFIX SEAL)

RICHARD MANSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 08/14/03 15:05 2pgs
Fees:13.00 Taxes:277.50
20030814-0117262

THIS INSTRUMENT WAS PREPARED BY

My Commission Expires MAY 30, 2007

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
BRENDA L. [redacted]ETTER JM	GMAC Mortgage Corp	80-12
(NAME) 3243 Viking Road	(NAME) 100 Witmer Road	87.00
(ADDRESS) Nashville, TN 37218	(ADDRESS) Horsham, PA 19044-0963	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **TARA CHAMPION-MONTES, UNMARRIED,**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRENDA L. [redacted]ETTER*** JM, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: *unmarried

LAND in Davidson County, Tennessee being Lot No. 113, on the Plan of Bordeaux Hills Addition, of record in Book 4460, Page 9, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to TARA CHAMPION-MONTES, Married, by Deed from THE ESTATE OF FANNIE HARGROVE, of record in Book 10325, Page 279, Register's Office for Davidson County, Tennessee. The said Tara Champion-Montes, having since divorced and is now unmarried.

THIS conveyance is subject to Restrictive Covenants of record in Book 4495, Page 859, Instrument No. , said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 3243 Viking Road, Nashville, TN, 37218.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand , this 31st day of July, 2003.

Tara Champion Montes
TARA CHAMPION-MONTES

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 **TARA CHAMPION-MONTES, UNMARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of July, 2003.

My Commission Expires: 03/31/07

Notary Public

