McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES: MARCH 14, 2009

(Notary Stamp)

The actual consideration or value, whichever is greater, for this transfer is 67,900.00

Affiant

Subscribed and sworn to before me, this 27th day of October, 2005.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/31/05 11:53 2 pgs
Fees:13.00 Taxes:1361.23
20051031-0131173

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mike E. Montgomery **Nora C. Montgomery**	**Union Federal Bank of Indianapolis**	**Map 180 Group 3-O-A Parcel 62-CO**
6972 Stone Run Drive	**45 North Pennsylvania, Suite 700**	
Nashville, TN 37211	**Indianapolis, IN 46204**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Thomas F. Caprara, and wife, Patricia A. Caprara

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mike E. Montgomery and Nora C. Montgomery, husband and wife

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. 33 on the Plan of Stone Creek Park Subdivision, Section 2-A, of record in Plat Book 9700, Page 669, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Thomas F. Caprara and wife, Patricia A. Caprara by Warranty Deed from Zaring Homes, Inc., dated August 23, 1999, of record in Book 11631, Page 566, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, Page 669, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 10324, Page 408, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10324, Page 365, Book 10953, Page 804, Instrument #20020722-0087705, and Instrument #20010719-0076875, Register's Office for DAVIDSON County, Tennessee.
P.U.D. Boundary of record in Book 9700, Page 266, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 10951, Page 704, Register's Office for DAVIDSON County, Tennessee.
Easement Agreement of record in Book 10716, Page 596, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 10324, Page 358, Register's Office for DAVIDSON County, Tennessee.
Plat for Amenities Area of record in Book 9700, Page 652, Register's Office for DAVIDSON County, Tennessee.
Deed to Homeowners Association of record in Book 3334, Page 162, and Instrument #20040719-0085622, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 6972 Stone Run Drive, Nashville, TN 37211.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 27th day of October, 2005.

Thomas F. Caprara

Thomas F. Caprara

Patricia A. Caprara

Patricia A. Caprara

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Thomas F. Caprara, and Patricia A. Caprara, the within named sellers, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of October, 2005.

Notary Public

My Commission Expires:

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES
July 18, 2009

File #: **05609-JM**
RECORD & RETURN TO:
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027