File No. 251100098

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-19-08

(AFFIX SEAL)

LAURA SHOUN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/31/06 11:33 2 pgs
Fees:13.00 Taxes:365.93
20060131-0011907

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fausto Molina	same	Map 147-06, Parcel 136.00
(NAME) 4993 Edmondson Pike	(NAME) same	
(ADDRESS) Nashville, TN 37211	(ADDRESS) same	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Robert Bruce Montgomery**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fausto Molina**, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 675 on the Plan of Caldwell Hall, Section 5, as of record in Plat Book 3106, Page 15, 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 James W. Carthen and wife, Elizabeth M. Carthen by deed from NationsBanc of record in Book 8635, page 775, Register's oOffice for Davidson County, Tennessee. By deed of record in Book 8959, page 135, said Register's Office, James W. Carthen and wife, Elizabeth M. Carthen conveyed subject property to Elizabeth M. Carthen. The said Elizabeth Ann Montgomery (formerly known as Elizabeth M. Carthen) having since died intestate, leaving no spouse or issue and subject property vested in Robert Bruce Montgomery by Disclaimer Pursuant to Tennessee Code Annotated Section 31-1-103, of record in Instrument No. 20050629-0074950, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4993 Edmondson Pike, Nashville, TN 37211
(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 GRANTEE(S), HIS 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), HIS 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 7th day of November, 2005.

Robert Bruce Montgomery
Robert Bruce Montgomery
by Ruth Ann Looney
Attorney in fact

STATE OF Tennessee
COUNTY OF Williamson

On this the 7th day of November, 2005, before me personally appeared Ruth Ann Looney, 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 Robert Montgomery, and who acknowledged that she executed the same as the free act and deed of the said Robert Montgomery by virtue of that Power of Attorney, duly executed by the said Robert Montgomery and appearing of record in Instrument No. 20060131009 11906 of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee, this 7th day of November, 2005.

Notary Public

My Commission Expires:

DAWN D. CHASE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN MY COMMISSION EXPIRES 5/23/2008

File Number: 251100098
RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027