File No. 260201653

WARRANTY DEED

HUGH B SHOULDERS, JR STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 7-8-08 WILSON COUNTY

STATE OF TENNESSE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of March, 2006.

Notary Public

MY COMMISSION EXPIRES: _____.

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/09/06 13:37 2 pgs
Fees:13.00 Taxes:610.13
20060309-0027658

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiffany Rubin		062-00-0-010.00
(NAME)	(NAME)	
2530 Pennington Bend Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, WE,

Johnny L. Montgomery and Wife Christie Montgomery,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tiffany Rubin, unmarried,

HEREINAFTER CALLED THE GRANTEE(S), HER 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 a part of Lot Number 6 on the Map of the Robert Young farm, as of record in Book 421, Page 140, Register's Office for said County, described according to a survey by John Kohl dated January 10, 1977, as follows:

Beginning at a point in the south margin of Pennington Bend Road at a stake 399 feet west of the northeast corner of the property conveyed to J. L. Daugherty and wife, Minnie E. Daugherty by deed from M. C. McCauley and wife, of record in Book 1541, Page 632, Register's Office for Davidson County, Tennessee; thence south 26° 55 minutes west 305 feet to a point; thence north 63° 20 minutes west 150 feet to a point; thence north 26° 56 minutes east 306 feet to a point in the south margin of Pennington Bend Road; thence south 62° 39 minutes east 150 feet to the point of beginning.

Being the same property conveyed to Johnny L. Montgomery by deed from Roger K. Smith and wife, Katie A. Smith of record in Deed Book 9739, page 815 and filed for record on July 25, 1995, Register's Office for said County.

Christie Montgomery joins in this conveyance to convey any and all rights she may have in this property.

This conveyance is subject to any and all existing easements and restrictions of record.

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 2530 Pennington Bend Road, Nashville, TN 37214
(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), HER 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), HER 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 2 day of March, 2006.

X _____
Johnny L. Montgomery

X _____
Christie Montgomery

STATE OF ~~TENNESSE~~ Mississippi

COUNTY OF ~~WILSON~~ Attala

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Johnny L. Montgomery and Christie Montgomery the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 2 day of March, 2003.

Commission expires:

MY COMMISSION EXPIRES MARCH 17, 2008

_____
Notary Public

LORI A. RUSSELL NOTARY PUBLIC ATTALA COUNTY, MS

File Number: 260201653

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122