This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 05/23/06 11:44 2 pgs
Fees:13.00 Taxes:777.00
20060523-0060454

ADDRESS NEW OWNER:
Richard Montgomery
231 Glenstone Circle
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Countrywide Tax Services
2021 N. Gallatin Rd. #380
Madison, TN 37115

MORTGAGEE:

MAP 171-02
GROUP A
PARCEL 110.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, April Heffel* (now married and known as April N. Bradley), hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto Richard Montgomery, an unmarried man, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, described as Unit 110 Brentwood Villa, Phase 3B, a Condominium, a Horizontal Property Regime, located on Glenstone Circle, Davidson County, Tennessee, as shown on the Plat of Brentwood Villa, Phase 3B, Condominium apartments, recorded in Plat Book 6900, page 329, Register's Office, Davidson County, Tennessee, and described in a Master Deed recorded in Book 6923, page 943, as amended in Book 7035, page 115, Book 7101, page 730, as re-recorded in Book 7143, page 18, and further amended in Book 7226, page 84, and Book 7423, page 574, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Brentwood Villa, Condominium Apartments contained in the Master Deed recorded in Book 6923, page 943, as amended in Book 7035, page 115, Book 7101, page 730, as re-recorded in Book 7143, page 18 and further amended in Book 7266, page 84 and Book 7423, page 574, By-Laws recorded in Book 6923, page 986, as amended in Book 7423, page 567, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to April Heffel (now married and known as April N. Bradley) by deed from Caroline A. Bennetti and husband, Angelo J. Bennetti of record in Instrument no. 20030318-0035622, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2006 and subsequent years.

This is improved property known as 231 Glenstone Circle, Brentwood, Tennessee 37027.

***Kevin L. Bradley, husband of April N. Bradley hereby joins in this conveyance for the purpose of conveying all of his right, title, and interest in the subject property, marital or otherwise.**

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, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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 our hands this the 15th day of May, 2006.

April Bradley

April Heffel Bradley

Kevin L. Bradley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, April Heffel Bradley and Kevin L. Bradley, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of May, 2006.

R. Francene Kavin
NOTARY PUBLIC

FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 11/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $210,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of May, 2006.

Julie Wilbanks

NOTARY PUBLIC

JULIE WILBANKS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

My Commission Expires: 2/20/08