WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 5-2

(AFFIX SEAL)

FRANKIE A. MATTHEWS NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES JAN 24, 2009 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 2784-A Highway 31W, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric R. Neumair	Owner	Map 18-16 Parcel 104/GO 10373
(NAME)	(NAME)	
1020 C Winding Ridge Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Rocky L. Montoya and wife, Connie W. Montoya, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric R. Neumair and spouse, Audrea C. Neumair, 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 the 10th Civil District, BEING Lot No. 13 of the James M. Phipps addition to Goodlettsville, Tennessee, and of the subdivision of the old home place of Capt. Bass, deceased, as per survey of Erie Drake, Surveyor, as of record in Book 547, Page 151, Register's Office for Davidson County, Tennessee.

SAID Lot No. 13 fronts 50 feet on the West side of Bass Avenue, and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Rocky L. Montoya and wife, Connie W. Montoya by deed from Ronald M. Jones and wife, Carolyn Frazier Jones of record in Book 7785, Page 170, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Book 547, Page 151, Register's Office, Davidson County, Tennessee.

This conveyance is subject to any and all easements, if any.

unimproved ☐

This is improved ☒ property, known as 412 Bass Street, Goodlettsville, TN 37072
(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 GRANTEES, their heirs 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 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 15th day of May, 2007.

Davidson County DEEDWARR
Recvd: 05/17/07 15:41 2 pgs
Fees:13.00 Taxes:465.83
20070517-0059323

Rocky L. Montoya

Connie W. Montoya

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Rocky L Montoya and Connie L. Montoya the bargainor(s), with whom I am personally acquainted (or proved to me on the

basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at White House, Tennessee this 15th day of May, 2007.

Commission expires: 5-24-08



Notary Public