WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,500.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2007.

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: 7-25-09
(AFFIX SEAL)

BOX 13
#13374

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barry T. Gresham	Barry T. Gresham	
(NAME)	(NAME)	
3001 Stafford Drive	3001 Stafford Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Nashville, TN 37214	
(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, Maura B. Mandyck and husband, Nathan L. Montague, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barry T. Gresham, unmarried, 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 16 on the Plan of Stanford County Club Estates, Section III, as of record in Plat Book 2900, Page 67, Register's Office for said County, and description as follows:

Beginning at a point in the easterly margin of Stafford Drive at the corner of Lots 16 and 102; thence with the line between said lots, easterly 162.32 feet to a point in the westerly lie of Lot No. 84; thence with the line between Lots 16 and 84, southerly 88.90 feet to a point in the northerly margin of Myrick Drive; thence with te margin of the same, westerly 140.83 feet to a point at the beginning of a curve; thence around said curve; northeasterly 45.07 feet to a point in the easterly margin of Stafford Drive; thence with the margin of the same, northerly 102.03 feet to the beginning.

Being the same property conveyed to Maura B. Mandyck and husband Nathan L. Montague, by deed of record in Instrument No. 20060731-0092412, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Nathan L. Montague by Maura B. Mandyck as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20070709 - 0081571 in the Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 3001 Stafford Drive, 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 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.

Davidson County DEEDWARR
Recvd: 07/09/07 13:34 2 pgs
Fees:13.00 Taxes:545.75
20070709-0081572

Witness our hands this 29th day of June, 2007.

Maura B. Mandyck

Nathan L. Montague by Maura B. Mandyck, his attorney in fact.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maura B. Mandyck with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

AND

On this the 29th day of June, 2007, before me personally appeared Maura B. Mandyck, the person who executed the foregoing instrument on behalf of Nathan L. Montague and who acknowledged that she executed the same as the free act and deed of the said Nathan L. Montague, through Power of Attorney granted she by the said Nathan L. Montague.

Witness my hand and official seal at Nashville, Tennessee this 29th day of June, 2007

Commission expires:
7-25-09

Notary Public

Heidi Jo Clayton
Notary Public
My Comm. Exp.
07/25/09
State of
TENNESSEE
Davidson County