Davidson County DEEDWARR
Recvd: 07/18/07 16:10 2 pgs
Fees:13.00 Taxes:1322.75
20070718-0085715

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,500.00.

Carol J. Montano
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 13th day of July, 2007.

Laura B. Ringer
Notary Public

My Commission Expires: 3-21-09

LAURA B RINGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Carol J. Montano

5509 Nevil Point
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

171.04-A-046.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robyn Louise McCormack and husband Michael Patrick McCormack hereinafter referred to as Grantors, hereby transfers and conveys to Carol J. Montano, a single person hereinafter referred to as 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 Davidson County, Tennessee, being Lot No. 36, on the Plan of Revision One, Section Two, Brownstone, of record in Plat Book 9700, Page 942 & 943, Register's Office for said county, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Robyn Louise McCormack, and husband, Michael Patrick McCormack, by Warranty Deed from Timothy J. Alford and wife, Cynthia H. Alford of record in Instrument No. 20041027-0129202, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 9700, Page 942 and 943, Register's Office for Davidson County, Tennessee.

Restrictive Covenants, any and all Restrictions of record in Book 10658, Page 952 and Book 11276, Page 618 and Instrument No. 200101180005696, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Book 10659, Page 15, Register's Office for said County.

Easement of Open Space of record in Instrument No. 200107190074872, Register's Office for Davidson County, Tennessee

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5509 Nevil Point, Brentwood, TN 37027.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 13th day of July, 2007.

Robyn Louise McCormack

Michael Patrick McCormack

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Robyn Louise McCormack and husband, Michael Patrick McCormack the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that **they executed the within instrument for the purposes therein contained.**

Witness my hand and official seal this 13th day of July, 2007.

Notary Public

My Commission Expires: _____

SAMUEL BENJAMIN DREILING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

270600226

My Commission Expires JUNE 12, 2010