RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45428

Davidson County DEEDWARR
Recvd: 08/23/07 09:58 2 pgs
Fees:13.00 Taxes:333.00
20070823-0100712

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-21-10

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
**Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201**

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Theresa Montgomery | | 75-11-206 |
| 675 Mercer Drive | New Owner | 4D 91232 |
| Hermitage, TN, 37076 | | |
| | | |

FOR AND IN 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, I/WE,

**Marla S. Black, Unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Theresa Montgomery**

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:

**BEING Lot No. 81-B of the Zone Lot Division, Lots 1, 2, 3, and 74 thru 82, Meadows of Tulip Grove, Section One, as recorded in Book 6250, page 304, amending the plan of record in Book 5200, page 612, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.**

**BEING the same property conveyed to Marla S. Black, unmarried, by deed from Robert M. Carter, unmarried, of record in Instrument Number 20040329-0034961, Register's Office for Davidson County, Tennessee.**

**THIS CONVEYANCE is made subject to the following:**

1) **2007 taxes and subsequent years.**
2) **Property is subject to all matters affecting said premises as contained in Plat Book 6250, Page 304, amending in Book 5200, Page 612, Register's Office for Davidson County, Tennessee.**
3) **Property is subject to Restrictive Covenants contained in Book 6291, Page 899, and in Book 6250, Page 304, Register's Office for Davidson County, Tennessee.**
4) **Any and all restrictions, conditions, and easements of record.**

Unimproved ( )
This is improved ( X) property known as 675 Mercer Drive, Hermitage, TN 37076

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 my/our hand(s) this 15th day of August, 2007

Marla S. Black

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Marla S. Black, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 2007

Notary Public

My Commission Expires: 5/22/10

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212