Box 13 #14244

Davidson County DEEDWARR
Recvd: 05/27/08 12:01 2 pgs
Fees:13.00 Taxes:663.04
20080527-0053593

File No. 280400341

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2008.

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) 72509

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

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rick Murphy	SUNTRUST MORTGAGE, INC.	14--15-0A-245.00 CO
(NAME)	(NAME)	
~~1605 Bridgecrest Drive~~ 2720 VILLAGE DR.	401 COMMERCE STREET, STE. 6100	
(ADDRESS)	(ADDRESS)	
~~Antioch, TN 37013~~ THOMPSONS STN, TN 37179	NASHVILLE, TN. 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Rosa I. Montero, a married person**, hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Rick Murphy, married**, 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:

Land in Davidson County, Tennessee, being Lot Number 326 on the Plan of Phase 3, Cambridge Forest, of record as Instrument Number 20010628-0068483, and amended in Instrument Number 20020503-0054630, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rosa I Montero, a married person, by Warranty Deed from Ole South Properties, Inc., as of record in Instrument Number 20040714-0084016, said Register's Office.

Jessie C. Brown, III joins in the execution of this instrument for the purposes of conveying his interest, marital or otherwise, if any, in the above-described tract or parcel of land.

THIS CONEYANCE IS SUBJECT TO: (1) Real property taxes for the year 2008 and thereafter, a lien not yet due and payable. (2) All matters shown on the plan of record in Instrument Number 20010528-0068483, and as amended in Instrument Number 20020503-0054630; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee. (3) Restrictive covenants contained in instruments of record in Instrument Number 20020221-0022797 and Instrument Number 20061025-0132073, said Register's Office. (4) HOA Charter of record in Book 10343, Page 769, said Register's Office. (5) By-Laws of record in Instrument Number 20020221-0022798, said Register's Office. (6) Right of Way Easements of record in Book 1147, Page 148 and Book 1207, Page 529, said Register's Office. (7) Sewer Easements of record in Book 6881, Page 320; Book 7453, Page 445 and Book 8795, Page 158, said Register's Office. (8) Stormwater Easement as of record in Instrument Number 20010202-0010454, said Register's Office

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1605 Bridgecrest Drive, Antioch, TN 37013
(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 GRANTEE, His heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 20th day of May, 2008.

Rosa I. Montero

Jessie C. Brown, III

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Rosa I. Montero and Jessie C. Brown, III, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 20th day of May, 2008.

Commission expires: 1-10-10

Notary Public

MELANIE D. BIRARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 10, 2010

File Number: 280400341

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064