Davidson County DEEDWARR
Recvd: 06/10/08 08:48 2 pg
Fees:13.00 Taxes:1069.30

20080610-0059515

State of Tennessee
County of Davidson
The actual consideration or value whichever is
Greater, for this transfer is $ 289,000.00

Affiant

Subscribed and sworn to before me, this the
30th day of May , 2008

CARLENE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public

My Commission Expires: 11-29-2011

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow 100 North Main Street, Goodlettsville, TN 37072

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL:
Clyde Montgomery	Suntrust Mortgage	032-00-0-196.00
1661 Hunters Lane	201 4th Ave. North , 6th Floor	
Nashville, TN 37207	Nashville , TN 37219	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter name Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Allegra Montgomery and husband Shelton A. Walker** said Grantor does hereby bargain, sell, transfer and convey unto **Clyde Montgomery Jr. and wife Yvonne K. 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:

LAND in Davidson County, Tennessee, being Lot No. 3, on the Plan of Dolly Keene Property, as shown on plat of record in Instrument No. 20011211-0136450 revised in Instrument No. 20040611-0069477 further revised in Instrument No. 20061026-0132724, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Allegra Montgomery and Shelton A. Walker, as joint tenants with right of survivorship in Instrument 20070112-0004966 recorded 1/12/2007, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as: 1661 Hunters Lane, Nashville, TN 37207

X Improved Property Unimproved Property

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said GRANTEES, their heirs and assigns forever; and we do convenant 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 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 hand this 30th day of May , 2008.

Allegra Montgomery Shelton A. Walker

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of May, 2008, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Allegra Montgomery and husband Shelton A. Walker , to me know to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal this the 30th day of May, 2008.

Darlene Edwards
Notary Public

My Commission Expires: 11-29-2011

