WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/18/08 14:27 2 pg
Fees:13.00 Taxes:1073.00

20080818-0084730

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: 5-21-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel G. Talbert	Same	Map 116-12
(NAME)	(NAME)	Parcel 98
3804-A Abbott Martin		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **DEAN MONTGOMERY AND WIFE, ELIZA E. MONTGOMERY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL G. TALBERT AND WIFE, JILL K. TALBERT,** 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. 2 on the Plan of Sargent Subdivision, The Resubdivison of Lot No. 20, Block D, Woodmont Lane Homesites, of record in Plat Book 8250, page 465, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Dean Montgomery by deed from Karl P. Kuhn and wife, Sally M. Kuhn, of record in Instrument #20040707-0080249, said Register's Office.

Eliza E. Montgomery, spouse of Dean Montgomery, joins in executing this deed to convey any marital interest she may have in said property.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 8250, page 465, said Register's Office; and (c) Easement of record in Book 3885, page 772, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3804-A Abbott Martin, Nashville, Tennessee 37215

(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.

Witness our hands this 8 day of August, 2008.

Dean Montgomery

Eliza E. Montgomery

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 Dean Montgomery and Eliza E. Montgomery, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8 day of August, 2008.

Commission expires:



Alison L. Rutledge
Notary Public