Davidson County DEEDWARR
Recvd: 08/22/08 09:47 2 pgs
Fees:13.00 Taxes:525.03

20080822-0086391

WARRANTY DEED

DONNA C. PIONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 141,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 21ST DAY OF AUGUST, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-9-2012

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 08-02767 MCCORMICK

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Justin D. McCormick	Franklin American Mortgage Co	
3001 Country Meadow Road	501 Corporate Centre Dr	15007035000
Antioch, TN 37013	Franklin, TN 37067	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GREG A. MONTGOMERY, AND WIFE, HILARY B. MONTGOMERY

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

JUSTIN D. MCCORMICK, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 3001 Country Meadow Road, Antioch, TN 37013

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 21st day of August, 2008.

Greg A. Montgomery

Hilary B. Montgomery

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, the within named, GREG A. MONTGOMERY AND HILARY B. MONTGOMERY, the bargainor(s), 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 Franklin, Tennessee , this 21st day of August, 2008.

Notary Public

My Commission Expires:

[illegible] I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
[illegible]MISSION EXPIRES
[illegible]Y 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 229, PLAN OF RESUBDIVISION OF LOT 229 THE COUNTRY, SECTION 6-A, AND LOT 554, TOWNE VILLAGE OF THE COUNTRY, SECTION FOUR-B, P.U.D., as shown on plat of record in Plat Book 6900, Page 781, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Greg A. Montgomery and wife, Hilary B. Montgomery by Warranty Deed from Margaret Dickson, an unmarried woman, recorded on the 22nd day of March, 2001 in Instrument No. 20010322-0027925, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to:

1 County of Davidson taxes for the year 2008 and thereafter, not yet due and payable.

2 Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

3 Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT 229, "THE COUNTRY", SECTION SIX-A & LOT 554, TOWNE VILLAGE OF THE COUNTRY, SECTION FOUR-B, P.U.D., as recorded in Plat Book 6900, Page(s) 781 and SECTION SIX-A, "THE COUNTRY" recorded in Plat Book 5200, Page 667, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

4 Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).