Davidson County DEEDWARR
Recvd: 09/05/08 14:11 2 pg
Fees:13.00 Taxes:419.95
20080905-0091266

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Tanya Siegrist
115 Thistle Lane
Hermitage, TN 37076

MORTGAGEE
Pinnacle National Bank
211 Commerce St., Suite 300
Nashville, TN 37201

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
086-14-0-A-115.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Suzanne M. Montgomery, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tanya Siegrist, unmarried** 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. 115 on the Plan of Hermitage Meadows Subdivision, Stage Two, as of record in Plat Book 5200, Page 682, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Suzanne M. Montgomery, unmarried by deed of record from Thomas W. Grumke and wife, Jane Barry-Grumke dated May 13, 1988 of record in Book 7545, Page 618, Register's Office, Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 6034, Page 365; By-Laws of record in Book 6034, Page 383 and amended in Instrument No. 20010327-0029002; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 5200, Page 682, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **115 Thistle Lane 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 our hands this 28th day of August, 2008.

Suzanne M. Montgomery

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Suzanne M. Montgomery, unmarried, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of August, 2008.

NOTARY PUBLIC

My Commission Expires: 12-13-11

ANGELA M. WATSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $113,500.00.

AFFIANT

Subscribed and sworn to before me this 28th day of August, 2008.

NOTARY PUBLIC

My Commission Expires: 12-13-11

ANGELA M. WATSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY