Davidson County DEEDWARR
Recvd: 10/16/08 10:14 3 pgs
Fees:18.00 Taxes:538.35
20081016-0104111

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-081000476

WARRANTY DEED

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,500.00

M Cobb Radford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 15TH day of OCTOBER, 2008

Tara Steward
Notary Public

MY COMMISSION EXPIRES: 8/23/11

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MIRANDA K. MARTIN **5701 BRIARWICK COURT** **HERMITAGE, TN 37076**	Countrywide Bank, FSB 801 Crescent Centre Dr. #510 Franklin, TN 37067	**087-05-OA-068.00**

FOR AND IN 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,

CHRISTOPHER R. MONTINI and wife, MELISSA L. MONTINI

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

MIRANDA MARTIN, an unmarried woman

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. 69 on the Final Plat of Farmingham Woods, Phase II, Section 2, of record in Plat Book 7900, page 424, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Christopher R. Montini and wife, Melissa L. Montini, by Warranty Deed from William K. Schorp, unmarried, dated 2-18-00 and recorded 2-22-00 in Instrument No. 200002220017050, in the Register's Office of Davidson County, Tennessee.

This is improved (X) property known as **5701 BRIARWICK COURT, 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; except for matters that appear of record 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 15TH day of OCTOBER, 2008.

CHRISTOPHER R. MONTINI

MELISSA L. MONTINI

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 CHRISTOPHER R. MONTINI and wife, MELISSA L. MONTINI 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 at Nashville, Tennessee, this 15th day of OCTOBER, 2008.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, John Webb, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-23-2010.

JOHN WEBB
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY