File No. 280900129

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 9-19-09

(AFFIX SEAL)

JAMIE L. TAYLOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 11/05/08 08:59 2 pgs
Fees:13.00 Taxes:347.43

20081105-0109882

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Crystal D. Thompson	Pinnacle Financial Partners	06404003600
(NAME)	(NAME)	
209 Lake Cove	211 Commerce Street	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

Joyce C. Cagle n/k/a Joyce C. Montgomery and husband, Fred Montgomery

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Crystal D. Thompson,

hereinafter called the grantee(s), Her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 4-A on the Plan of Section One, Lake Country, as of record in Plat Book 5200, Page 493, as amended on the Zone Lot Division, Lot 4, Lake Country, as of record in Plat Book 5800, Page 318, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joyce C. Cagle, unmarried by Deed dated July 31, 1995 from James A. Scribner and Elsa E. Scribner, husband and wife of record in Deed Book 9758, page 345, Register's Office for said County. The said Joyce C. Cagle having since married and is now known and one and the same as Joyce C. Montgomery. Fred Montgomery, husband of Joyce C. Montgomery, joins in this conveyance to convey any and all rights he may have in this property.

This conveyance is subject to (1) all matters as set forth on the plat of record in Plat Book 5200, Page 493 and Plat Book 5800, Page 318; (2) Restrictive Covenants of record in Deed Book 6095, Page 656; (4) to any and all existing easements and restrictions of record, Register's Office of said County and (3) Taxes for the year 2009 and subsequent years, a lien, not yet due.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 209 Lake Cove, Old Hickory, TN 37138
(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 GRANTEE(S), Her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), Her 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/our hands this 30th day of October, 2008.

Fred Montgomery

Joyce C. Cagle n/k/a Joyce C. Montgomery

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Fred Montgomery and Joyce C. Cagle n/k/a Joyce C. Montgomery, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of October, 2008.

Commission expires: 11.28.09

Notary Public

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON CO. TN

File Number: 280900129

RETURN TO:

Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

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