03

Realty Title 48-A

File No. 280900909

WARRANTY DEED

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **330,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **27TH** DAY OF **FEBRUARY**, **2009**

Notary Public

MY COMMISSION EXPIRES: **2/11/2013**

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/03/09 12:18 2 pgs
Fees:13.00 Taxes:1221.00
20090303-0018724

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES MONTGOMERY	**MAGNA BANK**	172-14-0B-198.00CO
(NAME)	(NAME)	
5112 RAVENS GLEN	**P.O. BOX 17257**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211	**MEMPHIS, TN 38187-0257**	
(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, , **Alex C. Locklear, and Vanessa Locklear,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES MONTGOMERY AND WIFE, HAZEL MONTGOMERY**, hereinafter called the grantee(s), 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. 198 on the Plan of Winfield Park, Phase 1, Section 2, Revision 2, a Planned Unit Development, as shown on plat of record in and 200103130024087, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Alex C. Locklear and wife, Vanessa C. Locklear, by Warranty Deed from Franklin Heritage Homes L.L.C. of record in Instrument 20040304-0025049, dated February 27, 2004 and filed for record on March 4, 2004, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth 200103130024087, Register's Office for Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Instrument 200012110122000 and Instrument 200205200061426, Register's Office for Davidson County, Tennessee.

Easement(s) as shown of record in Book 5552, Page 857, Book 11124, Page 852, Book 11628, Page 204, Register's Office for Davidson County, Tennessee.

Quitclaim Deed to Homeowners Association for Open Space of record in Instrument Number 200205150059530, Register's Office for Davidson County, Tennessee.

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 5112 Raven Glen, Nashville, TN 37211
(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), 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), 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 25th day of October, 2008.

Alex C. Locklear

Alex C. Locklear

Vanessa Locklear

Vanessa Locklear

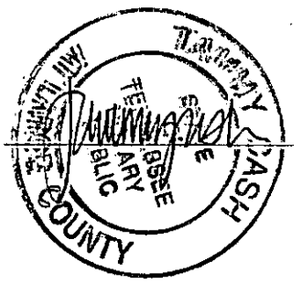
STATE OF TN

COUNTY OF Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Alex C. Locklear the bargainor(s), 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 25 day of October, 2008.

Commission expires: 10/9/2011



Notary Public

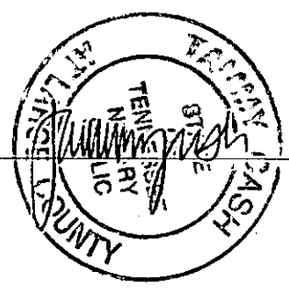
STATE OF TN

COUNTY OF Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Vanessa Locklear the bargainor(s), 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 25 day of October, 2008.

Commission expires: 10/9/2011



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RETURN TO:

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