File Box 30

Return: **Southeast Title of TN, Inc.**
214 Centerview Dr, Ste 101
Brentwood, TN 37027
900088

Davidson County DEEDWARR
Recvd: 03/04/09 08:26 2 pgs
Fees:13.00 Taxes:686.35
20090304-0018987

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$185,500.00**

Jennifer Crowell
Affiant

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

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney Kent Montgomery	New Owner	**164-10-A-111CO**
(NAME)	(NAME)	
4037 Pine Orchard Place		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Regg Properties, LLC.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rodney Kent Montgomery**, 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. 289, Village Two, Summerfield of record as Instrument No. 20000329-0096421, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description thereof.

Being the same property conveyed to Andrew W. Regg, IV by Trustee's Deed recorded as Instrument No. 20081003-0100695, Register's Office for Davidson County, Tennessee. Further, conveyed to Regg Properties, LLC by Quitclaim Deed from Andrew W. Regg, IV, unmarried dated October 30, 2008 of record in Instrument No. 20081031-0108819 Register's Office for said county.

unimproved ☐
This is improved ☒ property, known as **4037 Pine Orchard Place, Antioch, TN 37013**
(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 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 my hand this **27th day of February, 2009.**

Regg Properties, LLC.

By: _____

Andrew W. Regg, IV, Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Andrew W. Regg, IV** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Managing Member of Regg Properties, LLC. the within named bargainor and corporation and that he as such Managing Member being authorized so to do, executes the forgoing instrument for the purposes therein contained by signing the name of the corporation by the said Andrew W. Regg, IV, as such Managing Member

Witness my hand and official seal at Nashville, Tennessee this 27th day of February, 2009.

Commission expires: May 23, 2009

I. Dyke Tatum — Notary Public

