This Instrument Prepared By:

Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6090068

**Send Tax Bills To:**
NEW OWNER

BILL GARRETT, Davidson County
Trans:T20090018768 DEEDWARR
Recvd: 03/20/09 14:30 2 pgs
Fees:13.00 Taxes:699.30
20090320-0025279

**New Owner is:**
Andrew A. Montero
6045 Bradford Hills Drive
Nashville, TN 37211

MAP: 172-12-0B
PARCEL: 009.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Derek S. Kidd**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Andrew A. Montero** AND Danelle J. Violet*, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Section One, Bradford Hills, of record in Book 7900, pages 110-112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Derek S. Kidd, unmarried, by Warranty Deed from Jana Lynn Holbrook Hampton and husband, Robert Brent Harris Hampton, dated 2-4-05 and recorded 2-10-05 in Instrument No. 20050210-0015699, in the Register's Office of Davidson County, Tennessee. Sareya Kidd, wife of Derek S. Kidd hereby joins in the signing of this Warranty Deed to convey any marital interest in said property.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

* as single persons

Improved property known as: **6045 Bradford Hills Drive, Nashville, TN 37211**

**Sellers Initials**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 26th day of February, 2009.

GRANTOR(S):

**DEREK S. KIDD**

**SAREYA KIDD**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **DEREK S. KIDD and SAREYA KIDD,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 26th day of February, 2009.

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

**NOTARY PUBLIC**

My Commission Expires: 9.26.09

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

The actual consideration or value, whichever is greater, for this transfer is **$189,000.00**.

**AFFIANT**

**SWORN TO** and subscribed before me this the 26th day of February, 2009.

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

**NOTARY PUBLIC**

My commission expires: 9.26.09

Return To:
Advantage Title & Escrow
2000 Mallory Lane
Suite 130, Box 523
Franklin, TN 37067