WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090043381 DEEDWARR
Recvd: 06/29/09 15:34 2 pgs
Fees: 13.00 Taxes: 277.50
20090629-0060391

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

Subscribed and sworn to before me, this 26th day of June, 2009

Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vincent Ponzi	SunTrust Mortgage, Inc.	52-9-B
(NAME)	(NAME)	(MAP)
424B E. Palestine Blvd.	401 Commerce St., Ste. 6100	4.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Madison, TN 37115	Nashville, TN 37219	
(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 consideration, the receipt of which is hereby acknowledged, I/we, John T. Wade and spouse, Jane W. Wade, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Vincent Ponzi, single person, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, TN, being Unit No. 3-B of Montague Terrace Townhomes as shown on Exhibit "C" to the Master Deed and By-Laws establishing Montague Terrace, Phase One, a Horizontal Property Regime with Private Elements of record in Instrument No. 20080819-0085322, as amended in Instrument No. 20090526-0048117, in the Register's Office for Davidson County, TN, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, together with an undivided percentage of ownership in the Association.

Being part of the property conveyed to John T. Wade and wife, Jane W. Wade, by deed from Gertrud Schick, Klaus Josef Schlachter, Hans Hermann Schlachter, Pierre Paul Schlachter, Doris Colestine Sara Melo, Ilse Liesolotte Diehl, Sofia Erna Klett, Klara Isolde Borst, Hedwig Dittrich, Kathe Gertrud Schafer, Rita Maria Knapp, Irmengart Kreszentia Embach, Irmgard Paula Holzmann, and Herbert Heinrich Scheuermann, heirs of Hannelore Frieda Albert (formerly known as Hannelore F. Tidwell), dated May 12, 2004, of record in Instrument No. 20040519-0059001, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 424B E. Palestine Blvd., Madison, Tennessee 37115

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/our hand(s) this 26th day of June, 2009.

John T. Wade

Jane W. Wade

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared John T. Wade; Jane W. Wade with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 26th day of June, 2009.

Notary Public

My Commission Expires:

