File No. 290700753

WARRANTY DEED

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21ST DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/17/2011 (AFFIX SEAL)

JULIA A. HIRT NOTARY PUBLIC STATE OF TENNESSEE WILSON 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: 08/25/09 11:27 3 pgs
Fees:18.00 Taxes:475.45
20090825-0079941

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen M. Montgomery	Wells Fargo Bank, N.A.	08609004700
(NAME)	(NAME)	
3229 Dockside Drive	5006 Thoroughbred Lane Ste. A-5	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(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, ***Alan Edmondson and wife Hayley Edmondson***, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto ***Stephen M. Montgomery a single person***, hereinafter called the grantee(s), HIS 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. 55 on the Plan of Section Three, Lakeside Woods Estates, as shown by plat of record in Plat Book 7900, Page 218-220, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Alan Edmondson, unmarried by deed from Durwin C. Ramsey of record in Instrument 20060609-0068944 on 05/25/2006 and filed for record on 06/09/2006, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 7900, Page 218-220, said Register's Office.

Restrictions of record in Book 8228, Page 335, said Register's Office.

Haley Edmondson joins in this conveyance to convey any and all rights she may have in this property.

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 3229 Dockside Drive, Hermitage, TN 37076
(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), HIS 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), HIS 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 21st day of August, 2009.

Alan Edmondson

Hayley Edmondson

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Alan Edmondson and Hayley Edmondosn 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 21st day of August, 2009.

Commission expires: 9.17.2011

Notary Public

File Number: 290700753

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document ~~is~~ true and correct and whose signature I have witnessed.

Mandy Alsup

Notary's Signature

My Commission Expires: 5-14-2011.

Notary's Seal (If on paper)

