File No. 290800109

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20090064117 DEEDWARR
Recvd: 09/18/09 15:26 2 pgs
Fees:13.00 Taxes:477.30
20090918-0087459

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clifford D. Jenkins Jr.	US Bank Home Mortgage	122010A40400CO
(NAME) 261 Buck Run Drive	(NAME) P O Box 7298	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Springfield, OH 45501-7298	
(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, I, Kenneth A. Montgomery, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Clifford D. Jenkins Jr., unmarried, 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 Unit No. 70, as shown on the plan of Woodland Pointe, Phase 9, filed as Exhibit B to and established by the Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument 20001011-0101044 and amended in Instrument 20020725-0089575, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Kenneth A. Montgomery, unmarried, by deed from Ole South Properties, Inc. of record in Instrument 20040629-0076920, dated June 24, 2004 and filed for record on June 29, 2004, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kenneth A. Montgomery, unmarried, by deed from Ole South Properties, Inc. of record in Instrument 20040629-0076920, dated June 24, 2004 and filed for record on June 29, 2004, Register's Office for Davidson County, Tennessee. Said Kenneth A. Montgomery and Ken Montgomery being one and the same person.

This conveyance is subject to: (1) By-Laws filed for record in Instrument 20080104-00012237; (2) Amended By-Laws of record in Instrument 20080521-0052236; (3) Right-of-way Easement of record in Book 8332, Page 982; (4) Landscape Easement of record in Instrument 20000612-0058346; (5) Charter of Woodland Point Master Association, Inc. of record in Instrument 20020222-0022863; (6) Quitclaim Deed to the Homeowner's Association of record in Instrument 20001205-0119722; (7) Charter of Woodland Point Townhouse Corp. of record in Instrument 20001013-0102000; and (8) Restrictions and Bylaws of record in Instrument 20000607-0056981, Instrument 20001011-0101044, and Instrument 20020725-0089575.

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 261 Buck Run Drive, Nashville, TN 37214
(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.

Ken Montgomery

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Ken Montgomery 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 31st day of August, 2009.

Commission expires: 05/03/2010

JENIFER L. WISE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

File Number: 290800109

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212