# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090073576 DEEDWARR
Recvd: 10/29/09 10:49 2 pgs
Fees: 13.00 Taxes: 4995.00
20091029-0099840

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 11-7-2011

(AFFIX SEAL)

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kevin P. Lavender | New owner | Map 146-2 |
| (NAME) | (NAME) | |
| 887 Oak Valley Lane | | Parcel 6 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37220 | | |
| (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, I, **NATHAN E. MONTGOMERY SR., MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KEVIN P. LAVENDER AND WIFE, MAY B. LAVENDER**, 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. 17 on the unrecorded Map known as Oakhill Valley Subdivision and described according to a preliminary survey made by S. E. Davis, Surveyor, March 22, 1950, as follows:

Beginning at a point in the south margin of Oak Valley Lane at the corner of Lots No. 16 and 17; thence with the line between said lots southerly to a point at the south corner of said lots southeasterly 229.83 feet to the west margin of Churchwood Drive; then with the margin of the same northerly to a point at the beginning of a curve; thence around said curve northwesterly 39.27 feet to the south margin of Oak Valley Lane; thence with the margin of the same, westerly 200 feet to the beginning.

Being the same property conveyed to Nathan E. Montgomery, Sr. by deed from H. Russell Mabry, Jr. of record in Instrument #20061227-0159658, said Register's Office.

Grantor warrants that this is investment property and has never been his marital residence.

This conveyance is subject to (a) 2009 real property taxes; and (b) restrictive covenants of record in Book 931, page 53, Book 1788, page 186 and Book 1809, page 539, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **887 Oak Valley Lane, Nashville, TN 37220**

(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 28th day of October, 2009.

Nathan E. Montgomery Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nathan E. Montgomery Sr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of October, 2009.

Commission expires: 11-7-2011

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011