Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me, this 24 day of November, 2009.

Notary Public

My Commission Expires: 9-

ALICIA HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

BILL GARRETT, Davidson County
Trans:T20090080072 DEEDWARR
Recvd: 11/25/09 10:10 2 pgs
Fees:13.00 Taxes:795.50
20091125-0108369

This instrument was prepared by:
Wayne Crim, Attorney
Union Street Title, LLC
329 Union Street
Nashville, TN 37201

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Number:
Richard L. Montgomery 821 Cold Creek Trail Nashville, TN 37211	Community First Bank & Trust 601 S. Garden Street Columbia, TN 38401	172-12-0-A-026.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, VICKI P. JUDKINS, MARRIED, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto RICHARD L. MONTGOMERY, AN UNMARRIED MAN, hereinafter called the Grantee, 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. 37 on the Plan of Section One, Bradford Hills, of record in Plat Book 7900, page 6 and Book 7900, pages 110-112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Vicki P. Burkitt, unmarried, by Warranty Deed from Bhupesh Gandhi and wife, Kalpana Gandhi, dated August 23, 2000, of record in Instrument No. 200008240083688, Register's Office for Davidson County, Tennessee. The said Vicki P. Burkitt having since married Buddy M. Judkins and is now known as Vicki P. Judkins.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: (1) Taxes for 2009 and subsequent years; (2) All matters set forth on the plan of record in Plat Book 7900, Page 6 and amended in Book 7900, Pages 110-112, Register's Office for Davidson County, Tennessee; (3) Restrictive Covenants contained in instrument of record in Book 8069, Page 170 and Book 9384, Page 290, said Register's Office; (4) By-Laws of record in Book 8071, Page 531, said Register's Office; (5) Easement for sewer of record in Book 8377, Page 769 and Book 8377, Page 808, said Register's Office; (6) Easement for Southern Bell of record in Book 1113, Page 606, and Book 1318, Page 441, said Register's Office, (7) Easement for Sewer/Storm Drainage of record in Book 7690, Page 260 and Book 8292, Page 753, said Register's Office, (8) Charter of record in Book 8071, Page 520, said Register's Office, and (9) Quitclaim Deed for open space of record in Book 8154, Page 304 and Book 9779, Page 672, said Register's Office.

This property is improved property known as 821 Cold Creek Trail, Nashville, Tennessee 37211.

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, his heirs and assigns, forever. Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out.

GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to said land to said Grantee, 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.

The undersigned, BUDDY M. JUDKINS, husband of VICKI P. JUDKINS enters into the conveyance for the purpose of conveying any and all marital interest that he may have in the subject property.

WITNESS my hand this 23th day of November, 2009.

Vicki P. Judkins

VICKI P. JUDKINS

Buddy M. Judkins

BUDDY M. JUDKINS

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICKI P. JUDKINS and BUDDY M. JUDKINS, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of November, 2009.

Albert Wayne Crim

Notary Public

My Commission Expires: 7/5/2011

ALBERT WAYNE CRIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.