BILL GARRETT, Davidson County
Trans: T20090082209 DEEDWARR
Recvd: 12/04/09 11:19 2 pgs
Fees: 13.00 Taxes: 784.40

20091204-0111213

RANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **24th** day of **November, 2009**

Notary Public

MY COMMISSION EXPIRES: 9/3/12

(AFFIX SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan R. Montgomery and Rickey G. Montgomery	New Owner	147-06-0-64.00
(NAME)	(NAME)	
4820 Shadescrest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, WE, **Stephen E. Mabry, Jr. and wife, Charlotte A. Mabry**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nathan R. Montgomery and Rickey G. Montgomery and wife, Kathy E. Montgomery, as joint tenants with the right of survivorship**, 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 48, Plan of Caldwell Hall, Section I, as revised, as shown on plat of record in Plat Book 2900, pages 57, 58 & 59, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stephen E. Mabry and Charlotte A. Mabry, husband and wife by Warranty Deed from Jennifer Nelson, dated July 14th, 2006 and recorded in Instrument No. 20060718-0086348, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 4820 Shadescrest Drive, Nashville, TN 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 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, has 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 our hands this **24th** day of **November, 2009**

Stephen E. Mabry, Jr.

Charlotte A. Mabry

STATE OF Tennessee
COUNTY OF Hamilton

Personally appeared before me, the undersigned authority, **Stephen E. Mabry, Jr. and Charlotte A. Mabry**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **24th** day of **November, 2009**

Notary Public

My commission expires:
3/25/12

J. R. SAULS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY