WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090086057 DEEDWARR
Recvd: 12/22/09 10:41 2 pgs
Fees: 13.00 Taxes: 765.90

20091222-0116364

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

Affiant

Subscribed and sworn to before me, this 16th day of December, 2009.

Notary Public

MY COMMISSION EXPIRES: 9-15-10
(AFFIX SEAL)

MELISSA J. BUECHRO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mariel L. Skroder	WR Starkey Mortgage, LLP	116-04-O-C
(NAME)	(NAME)	(MAP)
700 A Estes Road	5055 W. Park Blvd., Suite 300	001.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215	Plano, TX 75093	
(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 consideration, the receipt of which is hereby acknowledged, I/we, **Chad W. Breedlove, married,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Mariel L. Skroder**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as Unit A of Montgomery Place, a Condominium, a Horizontal Property Regime, located in Nashville, TN, as shown on the plat of Montgomery Place, Condominium apartments, recorded in Book 5190, page 770, said Register's Office, and described in a Master Deed recorded in Book 7510, page 765, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Montgomery Place, Condominium Apartments contained in the Master Deed recorded in Book 7510, page 765, and By-Laws appended thereto, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Chad W. Breedlove, by deed dated April 4, 2005, from Robert G. Copier and wife, Susan L. Copier, of record in Instrument No. 20050412-0040578, Register's Office for Davidson County, TN.

Spouse of grantor joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 700 A Estes Road, Nashville, Tennessee 37215

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/our hand(s) this 16th day of December, 2009.

Chad W. Breedlove

Susan Breedlove

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Chad W. Breedlove and Susan Breedlove; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 16th day of December, 2009.

Jennifer S. Dunlap
Notary Public

My Commission Expires: 9/23/13

JENNIFER S. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Record + Return TO:
Foundation Title
30 Burton Hills Blvd
#175
Nashville, TN 37215