BILL GARRETT, Davidson County
Trans:T20100001433 DEEDWARR
Recvd: 01/07/10 14:18 2 pgs
Fees:13.00 Taxes:592.00
20100107-0001683

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Rocky L. Montoya, et ux 1105 Old Dickerson Rd Goodlettsville, TN. 37072	Same as New Owner	Map 33-6 Parcel 6

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, AARON T. WALKER and wife, ROBIN M. WALKER, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto ROCKY L. MONTOYA and wife, CONNIE W. MONTOYA, hereinafter referred to as 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. 1 on the Plan of Wooten Subdivision of record in Instrument No. 20081104-0109838, Register's Office for Davidson County, Tennessee (formerly a part of Lot No. 2 on the plan of Section One-Plantation Estates, of record in Book 3842, page 40, said Register's Office), to which plan reference is hereby made for a more complete and accurate description.

BEING a part of the same property conveyed to Aaron T. Walker and wife, Robin M. Walker, by deed from the Estate of William H. Wooten, deceased, of record in Instrument No. 20080605-0058001, Register's office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The mailing address for the said property is 1204 Campbell Road, Goodlettsville, TN 37072 (sometimes known as 1105 Old Dickerson Road, Goodlettsville, TN 37072).

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2010, which are a lien, but not yet due and payable, and will be paid, in full, without proration, by the GRANTEES, when due.

2. Subject to Restrictive Covenants of record in Book 4257, page 913, said Register's Office.

3. Subject to any and all matters as shown on the Plan of Wooten Subdivision of record in Instrument No. 20081104-0109838, said Register's Office.

And, we, the GRANTORS, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

AARON T. WALKER

ROBIN M. WALKER

"GRANTEES"

ROCKY L. MONTOYA

CONNIE W. MONTOYA

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AARON T. WALKER and wife, ROBIN M. WALKER, and ROCKY L. MONTOYA and wife, CONNIE W. MONTOYA, 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, at office, this the 31st day of December, 2009.

NOTARY PUBLIC

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES AUGUST 20, 2013
SUMNER COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Sworn to and subscribed before me, this the 31st day of December, 2009.

NOTARY PUBLIC

HOMER R. AYERS
STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES AUGUST 20, 2013
SUMNER COUNTY