BOX #14A

WARRANTY DEED

G#22422-2

BILL GARRETT, Davidson County
Trans: T20100015504 DEEDWARR
Recvd: 03/17/10 08:48 2 pgs
Fees: 13.00 Taxes: 1757.50
20100317-0019893

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 2/24/13

(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

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
Mark E. Dorminy and Cindy A. Dorminy	"New Owners"	
(NAME)	(NAME)	
3804B Woodmont Lane		116-12-0-149.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, WE, **DEAN SCOTT MONTGOMERY AND WIFE, ELIZA E. MONTGOMERY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK E. DORMINY AND CINDY A. DORMINY, HUSBAND AND WIFE,** 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. 1 on the Plan of Sargent Subdivision, The Resubdivision of Lot 20, Block "D", Woodmont Lane Homesites, as of record in Book 8250, Page 465, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

TOGETHER with the Joint Driveway Easement of record in Instrument No. 20081126-0115834, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Dean Scott Montgomery by deed from C. Craig Sargent, dated October 23, 1998, of record in Book 11176, page 51, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to (a) 2010 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom; (b) Restrictive covenants of record in Book 1153, page 230, Register's Office for said County; (c) An easement for sewers of record in Book 3885, page 772, Register's Office for said County; (d) Subject to all matters as set forth on the Plan of record in Plat Book 8250, Page 465, Register's Office of said County; and (e) Joint Driveway Easement of record as Instrument No. 20081126-0115834, Register's Office for said County.

Eliza E. Montgomery joins in the execution of this conveyance for the limited purpose of conveying any interest that she may have in said land by reason of marital status or otherwise.

unimproved ☐

This is improved ☒ property, known as 3804B Woodmont Lane, Nashville, TN 37215

(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 our hands this 15th day of March, 2010.

Dean Scott Montgomery

Eliza E. Montgomery

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 Dean Scott Montgomery and Eliza E. Montgomery, the bargainor, 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 at Nashville, Tennessee this 15th day of March, 2010.

Kevin D. Montgomery Notary Public

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

My Commission Expires NOV. 7, 2011