File No. 210030540

WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/15/2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans: T20100022591 DEEDWARR
Recvd: 04/16/10 10:18 2 pgs
Fees: 13.00 Taxes: 392.20

20100416-0028725

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christy Montgomery	WR Starkey Mortgage	075120A05300
(NAME)	(NAME)	
5100 Greer Station Drive	5055 W. Park Blvd Ste 300	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	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 considerations, the receipt of which is hereby acknowledged, I, James M. Kendall and wife, Kathryn. R. Kendall, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Christy Montgomery, an unmarried woman, hereinafter called the grantee(s), HER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 142 on the Plan of Revised, Section One, Greer Meadows at Cedar Creek, as of record in Plat Book 7900, Page 115, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James M. Kendall, an unmarried man by Deed dated August 15, 2008 from Richard Brown and wife, Melinda Brown of record in Instrument No. 20080819-0085091, Register's Office for said County. The said James having since married.

Subject to all matters as set forth on the plat of record in Plat Book 7900, Page 115, Register's Office of said County.

Charter of Homeowner's Association as shown of record in Book 8060, Page 680, Register's Office for said County.

Restrictive Covenants of record in Book 8060, Page 692; Book 8239, Page 649, Register's Office of said County.

By-Laws as shown of record in Book 8060, Page 685, Register's Office for said County.

Quitclaim Deed to the Homeowner's Association as shown of record in Deed Book 8060, Page 714, Register's Office for said County.

Grant of Easement as shown of record in Deed Book 7037, Page 853, Register's Office for said County.

Kathryn R. Kendall joins in this conveyance to convey any and all rights she may have in this property.

This Insturment is being recorded pursuant to a Power of Attorney of record in Instrument No. 20100416-0028724 Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5100 Greer Station Drive, Hermitage, TN 37076
(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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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 hands this 14th day of April, 2010.

James M. Kendall

Kathryn R. Kendall

By: Atty-in-fact
James M. Kendall, Her Attorney in Fact

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named James M. Kendall the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 14th day of April, 2010.

Commission expires: 11/5/2013

Notary Public

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TN
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, James M. Kendall, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is/are, pursuant to Power of Attorney of record in Book _____, Page _____, Registers Office for Davidson County, Tennessee, the **Attorney-in-Fact** of Kathryn R. Kendall (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 14th day of April, 2010..

My Commission Expires:. 11/5/2013

Notary Public

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 210030540

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
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