BILL GARRETT, Davidson County
Trans:T20100027315 DEEDWARR
Recvd: 05/06/10 14:55 2 pgs
Fees:13.00 Taxes:518.00
20100506-0034763

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

Subscribed and sworn to before me, this 28TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES May 08, 2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristopher B. Montgomery and wife, Alysia Montgomery	same	MAP 051-15-0, PARCEL 036
1513 Oakland Acres	(NAME)	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Ethleen S. Stewart, a widow, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kristopher B. Montgomery and wife, Alysia Montgomery, hereinafter called the Grantees, their heirs and assigns, that 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. 29 ON THE PLAN OF OAKLAND ACRES, SECTION ELEVEN. OF RECORD IN BOOK 3700, PAGE 26, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

SAID LOT NO. 29 FRONTS 105 FEET ON THE NORTHERLY MARGIN OF OAKLAND ACRES DRIVE AND EXTENDS BACK 195.10 FEET ON THE EASTERLY LINE AND 195.09 FEET ON THE WESTERLY LINE TO A LINE IN THE REAR MEASURING 105 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED UNTO GLENN T. STEWART AND WIFE, ETHLEEN S. STEWART, BY WARRANTY DEED FROM PAUL A.F. DEGRIJS AND WIFE, KIM M. HAWKINS, OF RECORD IN BOOK 6041, PAGE 781, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE SAID GLENN T. STEWART HAVING SINCE DIED ON 11-29-1987, THE PROPERTY VESTS BY OPERATION OF LAW IN HIS SURVIVING SPOUSE, ETHLEEN S. STEWART, THE GRANTOR HEREIN

THE HEREIN DEED IS BEING EXECUTED FOR THE GRANTOR HEREIN BY NANCY S. SUTTON, AS ATTORNEY-IN-FACT, BY POWER OF ATTORNEY, OF RECORD IN INSTRUMENT NO. 20100506000347 62, SAID REGISTER'S OFFICE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1513 Oakland Acres, Madison, TN 37115
(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 my/our hand(s) this 28th day of April, 2010.

Ethleen S. Stewart
Nancy S. Sutton POA
atty in fact

WARRANTY DEED
(Continued)

Ethleen S. Stewart

State of Tennessee :
County of Davidson :

On this 28th day of April, 2010, before me, a notary public in and for the said County and State, Nancy S. Sutton, to me personally known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ethleen S. Stewart, and who acknowledged that she executed the same as the free act and deed of the said Ethleen S. Stewart.

Witness my hand and official seal on the day and date first above written.

Denise C. Allis

Notary Public
My commission expires: MY COMMISSION EXPIRES May 08, 2012

DAVIDSON COUNTY
NOTARY PUBLIC
TENNESSEE
STATE OF
DENISE C. ALLIS

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072