WARRANTY DEED

B-DB-10-3220

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Dwyana M Montgomery
Affiant

Subscribed and sworn to before me, this 28th DAY OF May, 2010.

Patricia Mo
Notary Public

MY COMMISSION EXPIRES: 1/15/14
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DWYANA M. MONTGOMERY	U.S. BANK NATIONAL ASSOCIATION	
3220 LEAWOOD DRIVE	(NAME) 3180 RIDER TRAIL SOUTH	
(ADDRESS) NASHVILLE, TN 37218	(ADDRESS) EARTH CITY, MO 63045	08008038100
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we EULA BURTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DWYANA M. MONTGOMERY AND DARRYL MONTGOMERY, WIFE & HUSBAND, hereinafter called the Grantee(s), 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. 25 ON THE PLAN OF BORDEAUX HILLS ADDITION, OF RECORD IN PLAT BOOK 4460, PAGE 9, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO EULA BURTON BY DEED FROM MARY ELLEN JENKINS OF RECORD IN INSTRUMENT 200502230019565 ON 02/19/2005 AND FILED FOR RECORD ON 02/23/2005, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD SUCH AS RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS RECORDED IN PLAT BOOK 4460, PAGE 9; COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN BOOK 4495, PAGE 859, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 3220 LEAWOOD DR, NASHVILLE, Tennessee 37218
(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), their 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), 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.

BILL GARRETT, Davidson County
Trans:T20100033334 DEEDWARR
Recvd: 06/02/10 14:13 2 pgs
Fees:13.00 Taxes:251.60
20100602-0042503

Witness my/our hand(s) this 28th day of May, 2010.

Eula Burton

EULA BURTON

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EULA BURTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of May, 2010.

Notary Public

PATRICK MOORE
NOTARY PUBLIC AT LARGE
(SEAL)
BLOUNT COUNTY, TENNESSEE

My Commission Expires: 3-18-14

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903