RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-10700379

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100047536 DEEDWARR
Recvd: 08/03/10 10:11 2 pgs
Fees:13.00 Taxes:407.00
20100803-0060848

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$110,000.00 Katrina D. Stuart
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the
30th day of JULY, 2010
Notary Public
MY COMMISSION EXPIRES:

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KATRINA D. STUART **2121 NASHBORO BLVD.** **NASHVILLE, TN 37217**	**SAME**	**135-12-OB-021.00 CO**

FOR AND IN 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,

PHILLIS J. KELLER, UNMARRIED AND ROLAND E. MONETTE, MARRIED AND THERESA A. MONETTE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KATRINA D. STUART, UNMARRIED

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:

Being Lot No. 21 on the Plan of a Horizontal Property Regime, Private Element Plat, Nashboro Village - Tract 7, of record in Book 11700, pages 49 and 50, which amends the plat of record in Book 4660, page 156, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Phillis J. Keller, unmarried and Roland E. Monette, married, by Warranty Deed from Fox Ridge Homes, Inc., dated 11-29-00 and recorded 12-12-00 in Instrument No. 20001212-0122246, in the Register's Office of Davidson County, Tennessee.

The undersigned Theresa A. Monette joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.

his is improved (X) property known as **2121 NASHBORO BLVD., NASHVILLE, TN 37217**
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 30th day of JULY, 2010.

Phillis J Keller Theresa A Monette by
PHILLIS J. KELLER THERESA A. MONETTE BY PHILLIS J. KELLER, ATTORNEY IN FACT Phillis J. Keller Attorney in Fact

Roland E Monette by Phillis J Keller, Attorney in Fact
ROLAND E. MONETTE BY PHILLIS J. KELLER, ATTORNEY IN FACT

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 PHILLIS J. KELLER, UNMARRIEDthe bargainor(s) 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 at Nashville, Tennessee, this 30th day of JULY, 2010.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of July 2010, before me personally appeared Phillis J. Keller, to me known to be the person who executed the foregoing instrument in behalf of Roland E. Monette and Theresa A. Monette as their Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Roland E. Monette and Theresa A. Monette.

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of July, 2010.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010