# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,400.00

Affiant

Subscribed and sworn to before me, this 30th day of November, 2010

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DAVID A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

BILL GARRETT, Davidson County
Trans:T20100081231 DEEDWARR
Recvd: 12/28/10 10:20 2 pgs
Fees:13.00 Taxes:697.08
20101228-0102581

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lisa C. Montes | Pinnacle National Bank | 072-03-O |
| (NAME) | (NAME) | (MAP) |
| 1217 Shelton Avenue | 150 3rd Avenue South, Ste 900 | 317.00 |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37216 | Nashville, TN 37216 | |
| (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 consideration, the receipt of which is hereby acknowledged, I/we, Charles P. Cron and spouse, Sharon G. Cron, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Lisa C. Montes, a single woman, and Elizabeth S. Montes, a married woman, as joint tenants with right of survivorship, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING the westerly half of Lot No. 71, on the Plan of Inglewood Place, of record in Book 332, page 101, Register's Office for Davidson County, TN, and further described as follows:

Said part of Lot No. 71 fronts 50 feet on the northerly side of Shelton Avenue and runs back between parallel lines 189 feet, more or less, to a dead line.

Being the same property conveyed to Charles P. Cron and wife, Sharon G. Cron, by deed from Newman E. Duffle, Louise Duffle Caruthers and Josephine Duffle Slater, of record in Book 5428, page 160, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 1217 Shelton Avenue, Nashville, Tennessee 37216

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 30th day of November, 2010.

Charles P. Cron

Sharon G. Cron

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Charles P. Cron and Sharon G. Cron with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of November, 2010.

Notary Public

My Commission Expires: 9/23/13

JENNIFER S. DUNLAP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY