# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110007931 DEEDWARR
Recvd: 02/07/11 13:31 2 pgs
Fees:13.00 Taxes:540.20
20110207-0010717

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of February, 2011

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| James E. Montgomery and Bernadette M. Montgomery | Brand Mortgage Group | 086100B10300CO |
| (NAME) 103 Noel Cove Rd | (NAME) 6224 Sugarloaf Pkwy ste 200 | |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) Duluth GA 30097 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, I/WE, **Carol A. Mills**, a single person hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **James E. Montgomery and wife Bernadette M. Montgomery**, as joint tenants with full rights of survivorship 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:

Land in Davidson County, Tennessee, being Unit 103, PLAN OF NOEL COVE TOWNHOMES, as established under Master Deed of record in Instrument No. 20030924-0141428, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Carol A. Mills, a single person by Warranty Deed from Hermitage Developers, Inc., a Tennessee corporation, recorded on the 10th day of June, 2004 in Instrument No. 20040610-0068986, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 103 Noel Cove Rd, Hermitage, TN 37076

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, has 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 **1st** day of **February, 2011**

Carol A. Mills

**Carol A. Mills**

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, **Carol A. Mills**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **1st** day of **February, 2011**

Tabatha Edwards
Notary Public

My commission expires: _____




MY COMMISSION EXPIR
November 7, 2011