BILL GARRETT, Davidson County
Trans:T20110022946 DEEDWARR
Recvd: 04/19/11 10:24 3 pgs
Fees:18.00 Taxes:651.20
20110419-0030088

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

This instrument prepared by:
Fidelity Residential Solutions
7500 N. Dallas Parkway, Suite 100
One Legacy Circle
Plano, TX 75024
654894 2010-06456
Terry Chandler

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) National Residential Nominee Services Inc.	(NAME) SAME	172-12-0B-009.00
(STREET ADDRESS OR ROUTE NUMBER) 7500 N. Dallas Parkway, Suite 100, One Legacy Circle, Plano, TX 75024	(STREET ADDRESS) SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Andrew A. Montero and Danelle J. Violet n/k/a Danelle J. Montero, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said National Residential Nominee Services Inc., a Delaware corporation the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF Tennessee
COUNTY OF Knox

The actual consideration or value whichever is greater, for this transfer is $176,000.00

Affiant Stacy M Harper

Subscribed and sworn to before me this 14th day of April, 2011

Notary Public Leslie Busby

My commission expires: 2-2-14

Leslie Busby
State of Tennessee
Notary Public
Knox County
My Commission Expires February 2, 2014

This is unimproved ( ), known as 6045 Bradford Hills Drive, Nashville, TN 37211
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 3 day of September, 2010, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Andrew A Montero
Andrew A. Montero

Danelle J Montero
Danelle J. Violet n/k/a Danelle J. Montero

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Koryna Prado, a Notary Public in and for said County and State, Andrew A. Montero, the within named bargainor Married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that He executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of September, 2010.

Koryna Prado
Notary Public
My Commission Expires: 5/8/12

KORYNA PRADO
STATE OF TENNESSEE NOTARY PUBLIC
(This area for official notarial seal)
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Koryna Prado

Personally appeared before me, ~~Danelle J Montero~~, a Notary Public in and for said County and State, Danelle J. Violet n/k/a Danelle J. Montero, the within named bargainor Married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of September, 2010.

Koryna Prado
Notary Public
My Commission Expires: 5/8/12

KORYNA PRADO
(This area for official notarial seal)
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Section One, Bradford Hills, of record in Book 7900, Pages 110-112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

For information purposes only:

Map/Parcel ID Number: 172-12-0B-009.00

BEING the same property conveyed to Andrew A. Montero and Danelle J. Violet, as single persons by Warranty Deed from Derek S. Kidd, dated February 26, 2009, recorded March 20, 2009, as Document No. 20090320-0025279, in the Register's Office of Davidson County, Tennessee.