BILL GARRETT, Davidson County
Trans:T20110030808 DEEDWARR
Recvd: 05/24/11 10:53 2 pgs
Fees:13.00 Taxes:451.40

20110524-0039655

This Instrument Prepared By:
ADAM T. DODD, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 3712[illegible]

MAP/GROUP/PARCEL 119-13-292
Account Number:

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Sherrie L. Montgomery
309 Tanksley Avenue
Nashville, TN 37211

SEND TAX BILLS TO:
Fifth Third Mortgage
5001 Kingsley Dr.
Cincinnati, OH 45227

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **ANDREW TILGHMAN, MARRIED AND DAVID FRANKLIN GORDON, MARRIED** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **SHERRIE L. MONTGOMERY,** unmarried "Grantee(s)", her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING the westerly one half of Lot No. 31, on the Plan of the Tanksley Subdivision, in the 6th Civil District of Davidson County, Tennessee, as shown by plat appearing of record in Book 547, page 56, of the Register's Office of Davidson County, Tennessee. Said westerly one half of Lot No. 31 fronts 50 feet on the southerly side of Tanksley Avenue, and runs back between parallel lines 153 feet to an alley.

BEING the same property conveyed to Andrew Tilghman, Married and David Franklin Gordon, Married, by Cash Deed for Tennessee Deed from Shaun Donovan, The Secretary of Housing and Urban Development of Washington D.C., dated January 14, 2011, appearing of record in Instrument No.20110126-0007079, of the Register's Office of Davidson County, Tennessee.

SUBJECT PROPERTY IS NOT AND NEVER HAS BEEN THE PRINCIPAL RESIDENCE OF EITHER GRANTOR OR THEIR SPOUSES.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities

This is improved property known as 309 Tanksley Avenue, Nashville, TN, 37211.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2011 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 20th day of MAY, 2011.

Andrew Tilghman, by David Franklin Gordon, Attorney in Fact
Andrew Tilghman by David Franklin Gordon as Attorney-In-Fact

David Franklin Gordon
David Franklin Gordon

STATE OF TENNESSEE COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, David Franklin Gordon, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 20 day of May, 2011.

April N. Bradley
NOTARY PUBLIC

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My Commission Expires: 10/19/13

STATE OF TENNESSEE, COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, David Franklin Gordon 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 (WARRANTY DEED) for the purposes therein contained on behalf of Andrew Tilghman the within bargainor, and acknowledged that he executed the same as the free act and deed of the said Andrew Tilghman, and for the purpose therein contained by virtue of the Limited Power of Attorney executed by the same Andrew Tilghman, of the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 20th day of May, 2011.

April N. Bradley
NOTARY PUBLIC

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My Commission Expires: 10/19/13

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $122,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sherrie Montgomery
AFFIANT

Sworn to and subscribed before me this 20th day of May, 2011.

Kimbra Spann
NOTARY PUBLIC

My Commission Expires: 3/4/15

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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