WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110053769 DEEDWARR
Recvd: 08/31/11 10:28 2 pgs
Fees:13.00 Taxes:999.00
20110831-0067439

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$270,000.00.**

Affiant

Subscribed and sworn to before me this ~~22nd~~ 23rd day of August, 2011

Notary Public
My Commission expires: 01/07/2013
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Adam Piotrowski	Wells Fargo Bank, N.A.	10303013600
4901 Idaho Avenue	3210 Lake Emma Road 3rd Floor	
Nashville, TN 37209	Lake Mary, FL 32746	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John Lee Montgomery III, unmarried** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Adam J. Piotrowski and wife, Patricia Lopez-Piotrowski** , their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 802, Block 38, on the plan of Charlotte Park Company's First Addition to Nashville of record in Book 57, page 103, Register's Office for said County.

Said Lot No. 802 fronts 60 feet on the southerly side of Idaho Avenue and runs back between parallel lines with the westerly margin of 49th Avenue North, 150 feet to an alley.

Being the same property conveyed to John Lee Montgomery, III by Quitclaim Deed from Virginia Lynn Montgomery dated 4/2/03 of record in Instrument Number 20030403-0043958, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to John Lee Montgomery, III and spouse, Virginia Lynn Montgomery by deed from Dr. Robert E. Craft and spouse, M. Jane Craft of record in Book 8235, page 885, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2011 and subsequent years, plus any penalties and interest which may accrue, which are not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 57, page 103, Register's Office Davidson County, Tennessee.

This is improved property known as: **4901 Idaho Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 22nd day of August, 2011.

John Lee Montgomery III

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John Lee Montgomery III** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 22, 2011

My commission expires 1-10-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY