WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF OCTOBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 9/2/12
(AFFIX SEAL)

ADAM LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20110065002 DEEDWARR
Recvd: 10/18/11 10:44 2 pgs
Fees:13.00 Taxes:1026.75
20111018-0080869

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Montgomery	First Community Mortgage, Inc.	Map 128-9
(NAME) 304 Harpeth Valley Road	(NAME) 275 Robert Rose Drive	Parcel 19
(ADDRESS) Nashville, TN 37221	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **SCHALK J. BOTHA AND WIFE, VIRGINIA A. BOTHA**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES L. MONTGOMERY AND ASHLEY R. MONTGOMERY, HUSBAND AND WIFE,** 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 Lot No. 26 on the Plan of B. V. 1776 Estates of record in Plat Book 5050, page 76, Register's Office for Davidson county, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Schalk J. Botha and wife, Virginia A. Botha, by deed from Betty F. Crouch, unmarried, of record in Instrument No. 20060525-0061627, said Register's Office.

This conveyance is subject to (a) 2011 real property taxes; (b) all matters appearing on the plan of record in Book 5050, page 76, said Register's Office; and (c) restrictive covenants of record in Book 5172, page 237, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 304 Harpeth Valley Road, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 11th day of October, 2011.

Schalk J. Botha by Marietta Adkins Richter, atty in fact

Schalk J. Botha
By Marietta Adkins Richter, Attorney in Fact

Virginia A. Botha by Marietta Adkins Richter, atty in fact

Virginia A. Botha
By Marietta Adkins Richter, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of October, 2011, before me personally appeared Marietta Adkins Richter, to me known to be the person who executed the foregoing instrument on behalf of Schalk J. Botha and Virginia A. Botha and acknowledged that she executed the same as the free act and deed of Schalk J. Botha and Virginia A. Botha.

Witness my hand and official seal at Nashville, Tennessee this 11th day of October, 2011.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011