WARRANTY DEED

R-VRE-11-504

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF October, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/01/2013

(AFFIX SEAL)

DONNA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sonda M. McEver	Sonda M. McEver	
504 Harpeth Trace Drive (ADDRESS)	(NAME) 504 Harpeth Trace Drive (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	143-2-A-33.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LYNDA L. LAMONTAGNE, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SONDA M. MCEVER, A MARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 33, HARPETH TRACE ESTATES, PHASE THREE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGES 751-753, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM LAURA DIANE IRWIN, UNMARRIED TO LYNDA L. LAMONTAGNE, UNMARRIED AS RECORDED ON THE 7TH DAY OF MARCH, 2008 IN INSTRUMENT NO. 20080307-0023196; QUITCLAIM DEED FROM LYNDA LAMONTAGNE TO LYNDA L. LA MONTAGNE AND LAURA DIANE IRWIN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AS RECORDED ON THE 5TH DAY OF JUNE, 2003 IN INSTRUMENT NO. 20030605-0077949 AND WARRANTY DEED FROM JACK L. BERN, UNMARRIED TO LYNDA L. LAMONTAGNE AS RECORDED ON THE 6TH DAY OF SEPTEMBER, 2001 IN INSTRUMENT NO. 20010906-0096749, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 5200, PAGE(S) 751 THRU 753; BOOK 5102, PAGE 956; BOOK 5120, PAGE 918; BOOK 5182, PAGE 767; BOOK 5182, PAGE 769; BOOK 5380, PAGE 357; BOOK 6274, PAGE 148; BOOK 5120, PAGE 199; BOOK 6556, PAGE 693; BOOK 4889, PAGE 192; BOOK 5360, PAGE 320; BOOK 5364, PAGE 882; BOOK 6380, PAGE 201; BOOK 5099, PAGE 783; BOOK 5142, PAGE 690; BOOK 5142, PAGE 694; BOOK 5102, PAGE 956; BOOK 6407, PAGE 891; BOOK 6407, PAGE 892; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 504 Harpeth Trace Drive, 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110069848 DEEDWARR
Recvd: 11/04/11 15:13 2 pgs
Fees:13.00 Taxes:1332.00

20111104-0086556

Witness my/our hand(s) this 31st day of October, 2011.

Lynda L. LaMontagne

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lynda L. LaMontagne, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of October, 2011.

Notary Public

My Commission Expires:

(SEAL) 5-20-14

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903