B0436

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $385,000.00.

Jan McGowan Wojcicki
Affiant

Subscribed and sworn to me on November 4, 2011.

Bobbie Cooper
NOTARY PUBLIC

BILL GARRETT, Davidson County
Trans:T20110070230 DEEDWARR
Recvd: 11/07/11 13:52 3 pgs
Fees:18.00 Taxes:1424.50
20111107-0086952

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25122SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jan McGowan Wojcicki 6972 Stone Run Drive Nashville, TN 37211	Same address as new owner	180-3-A-062 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Mike E. Montgomery and wife, Nora C. Montgomery, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jan McGowan Wojcicki, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Stone Creek Park Subdivision, Section 2-A, of record in Plat Book 9700, page 669, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Mike E. Montgomery and wife, Nora C. Montgomery, by Warranty Deed from Thomas F. Caprara and wife, Patricia D. Caprara, of record as Instrument No. 20051031-0131173 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2011 Davidson County property taxes which have been prorated by the parties and paid by Grantors; 2012 and subsequent property taxes are assumed by the Grantee.
2. Subject to all matters shown on Plat of record in Plat Book 9700, page 699, in the Register's Office for Davidson County, Tennessee.
3. Charter and By-Laws for Homeowners' Association of record in Book 10324, page 358, and Book 10324, page 405, in said Register's Office.
4. Restrictive Covenants contained in instruments of record in Book 10324, page 365 as amended in Instrument No. 20010719-0076875, in said Register's Office.

5. All matters shown on the Boundary plat of record in Book 9700, page 266, in said Register's Office.
6. Stormwater Detention Agreement of record in Book 10951, page 704, in said Register's Office.
7. Easement Agreement for ingress and egress of record in Book 10716, page 596, in said Register's Office.
8. All matters shown on the Plat of Stone Creek Park Amenity Center of record in Book 9700, page 652, in said Register's Office.
9. Conveyance of Open Space and Common Area to Stone Creek Park Homeowners' Association, Inc., of record in Instrument No. 20040719-0085622, in said Register's Office.
10. Sanitary Sewers and/or Storm Drainage Easement of record in Book 10316, page 607, in said Register's Office.
11. Water Use Agreement of record in Book 6068, page 119, in said Register's Office.
12. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 6218, page 199, in said Register's Office.
13. Easement for Encroachment of record in Book 10487, page 632, in said Register's Office.
14. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 6972 Stone Run Drive, Nashville, TN 37211.

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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on November 4, 2011.

Mike E. Montgomery

Nora C. Montgomery

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On November 4, 2011, before me personally appeared Mike E. Montgomery and Nora C. Montgomery to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on November 4, 2011.

NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE