WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120011632 DEEDWARR
Recvd: 02/16/12 11:04 2 pgs
Fees: 13.00 Taxes: 647.50
20120216-0013644

STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of February, 2012

Notary Public

MY COMMISSION EXPIRES: 5/20/14

(AFFIX SEAL)

PAUL F. SOBER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Bartlett & Weiler, P.C.
Stewart Title Company Tennessee Division, 1720 Murfreesboro Blvd, Suite 400, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George B. Montgomery	Same	018-16-0-211.00
(NAME)	(NAME)	
331 Moncrief Ave.		
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Evan M. Willhite and wife, Amanda O. Willhite**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **George B. Montgomery and wife, Melissa D. Montgomery**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

PARCEL 1: Land in the Tenth Civil District of Davidson County, Tennessee. All except the southerly ten feet of Lot No. 29 on the Map of Moncrief Subdivision of the Allen Mathes Lands as shown by survey of Eric Drake County Surveyor of Davidson County, Tennessee.

Said Northerly part of Lot No. 29 fronts 50 feet, 10 feet North of the North side of Moncrief Avenue and runs back on East line 288.7 feet and runs back on the West side 305.4 feet and shows 53.7 feet on the back side being the same property as of record in Book 1082, Page 667, Registers Office for Davidson County, Tennessee.

PARCEL 2: Being the easterly 25 feet of Lot No. 30 of the Moncrief Subdivision of the Allen Mathes Lands, as shown by survey of Eric Drake, County Surveyor for the Davidson County, Tennessee.

Said 25 feet of Lot No. 30 runs back 322 feet on its westerly margin and approximately 314 feet on its easterly margin.

Being the same property conveyed to Evan M. Willhite and wife, Amanda O. Willhite by Warranty Deed dated February 6, 2008, from Joseph A. Pedro, unmarried and filed for record on February 11, 2008, in Instrument No. 20080211-0013658, Register's Office for County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2012 are a lien but are not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 331 Moncrief Avenue, Goodlettsville, TN 37072
(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/or 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/or 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 13th day of February, 2012.

Evan M. Willhite

Amanda O. Willhite

State of Tennessee
County of Sumner

Personally appeared before me Evan M. Willhite and Amanda O. Willhite, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of February, 2012.

Notary Public
My Commission Expires: 1/27/15

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1529 Hunt Club Blvd, Suite 400
Gallatin, TN 37066