MARCUS P PERSAUD
MY COMMISSION # DD985785
EXPIRES June 20, 2014
(407) 398-0153 FloridaNotaryService.com

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120036009 DEEDWARR
Recvd: 05/16/12 11:46 2 pgs
Fees: 13.00 Taxes: 484.70
20120516-0042367

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~Wilson~~ Orange
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Richard M. Pace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2012.

Notary Public

MY COMMISSION EXPIRES: June 20, 2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert A. Montini	Primary Residential Mortgage, Inc.	075-10-0-138.00
(NAME)	(NAME)	
8307 Terry Lane	4750 West Wiley Post Way, #200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Salt Lake City, UT 84116	
(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, **Richard M. Pace, Successor Trustee of THE MAXIE L. PACE REVOCABLE LIVING TRUST,**, hereinafter called the GRANTOR (S), has bargained and sold, and by these presents do transfer and convey unto **Robert A. Montini and Maria E. Montini, as husband and wife**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 75, on the Plan of Hermitage Estates, as shown by plat appearing of record in Plat Book 3300, Pages 70-71, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Maxie L. Pace, Trustee, and her successors in trust, of The Maxie L. Pace Revocable Living Trust by QuitClaim Deed dated September 20, 1999, from Maxie L. Pace, and filed for record on September 22, 1999, in Book 11671, Page 38, Register's Office for Davidson County, Tennessee. The said Adrian Pace died on August 1968 leaving Maxie L. Pace the sole surviving tenant by the entirety. See Memorandum of Trust of record in Book 11671, Page 37, Register's Office for Davidson County, Tennessee.

And previously being the same property conveyed to Adrian Pace and wife, Maxie L. Pace by Deed from M. T. Melvin and wife, Mary T. Melvin of record in Book 3616, page 120, Register's Office for said County, Tennessee.

Real Property Taxes for the year 2012, and subsequent years, a lien not yet due and payable.
Subject to all matters as set forth on the plat of record in Plat Book 3300, Pages 70-71, Register's Office of said County.

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.

RMP

unimproved ☐

This is improved ☑ property, known as 8307 Terry Lane, Hermitage, TN 37076

(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 my hand this 14th day of May, 2012.

Successor Trustee

Richard M. Pace
Successor Trustee

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State of Florida
County of Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard M. Pace with whom I am personally acquainted and who proved himself/herself to be the Trustee of The Maxie L. Pace Revocable Living Trust, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 14th Day of May, 2012.

Marcus P. Persaud

Notary Public
My Commission Expires:

MARCUS P PERSAUD
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RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

RMP