# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/10/12 09:26 2 pgs
Fees:13.00 Taxes:44.40
**20121010-0092689**

State of Tennessee )
County of Davidson )

12-04-012

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th day of October, 2012

Notary Public

My Commission Expires: 09/09/14

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

**Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203**

| ADDRESS FOR NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL-NUMBERS |
|---|---|---|
| **BRENT RILEY** | " NEW OWNER " | 071-10-0 |
| (NAME) 792 Rowan Drive | (NAME) | 073.00 |
| (ADDRESS) Nashville, TN 37207 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**FOR AND CONSIDERATION** of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **REBECCA ANN MONTGOMERY AND BENNIE ODELL ROBERTSON**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BRENT RILEY**, hereinafter called the Grantee(s), his 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. 42, on teh Plan of J. B. Haynie's Cumberland Heights Addition,** of record in Book 57, Page 170, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to MAGGIE B. JONES (now deceased) by Warranty Deed from ERWING GILES KENDRICKS, dated June 26, 1967, of record in Book 4146, Page 501, and by Installment Deed, dated January 25, 1984 from GENEVA BAINES HUNT, of record in Book 6230, Page 160, Register's Office for Davidson County, Tennessee. SUBSEQUENTLY, the said MAGGIE B. JONES having since died, February 23, 2010, intestate and title having vested in her heirs-at-law, REBECCA ANN MONTGOMERY AND BENNIE ODELL ROBERTSON and by Last Will and Testament, dated August 16, 2006, and ORDER TO PROBATE FOR MUNIMENT OF TITLE being recorded of record in Instrument No. 20121010-0092688, simultaneously herewith, said Register's Office.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; ***and taxes for the current year which have NOT been prorated, but have been PAID by the Grantor(s) herein.***

SUBJECT property has not now nor ever have been the principal place of residence for the Grantor(s).

BEING unimproved ☐
Improved ☒ property known as: **1306 Bessie Avenue, Nashville, TN, 37207.**

(House Number) (Street) (City or Town) (State) (Zip)

**TO HAVE AND TO HOLD** the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF,** our hands, this 8th day of October, 2012.

**REBECCA ANN MONTGOMERY**

**BENNIE ODELL ROBERTSON**

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **REBECCA ANN MONTGOMERY AND BENNIE ODELL ROBERTSON**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of October, 2012.

My Commission Expires: 09/09/14

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Scott D. Weiss

State of Tennessee )
County of Davidson )

Personally appeared before me, the undersigned, a Notary Public for this county and state, Scott D. Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/14

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON