OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires Nov. 5, 2014

STATE OF TENNESSEE 18525
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,750.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 2012.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 11/ 5/2014

BILL GARRETT, Davidson County
Trans:T20120081847 DEEDWARR
Recvd: 10/29/12 09:59 2 pgs
Fees:13.00 Taxes:616.98
20121029-0098756

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Terri Beaubeaux	Send Tax Bills To: Ameris Bank
(Name) 2509 Western Hills Drive	(Name) 1515 Johnson Ferry Rd. Ste 200
(Street Address or Route Number) Nashville, TN 37214	(Street Address) Marietta, GA 30062
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 07303007100

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Mary Ellen Montgomery-Kee ; Nancy Ann Montgomery; Ann Clark, ;, Carol Lee Edens and John Matthew Montgomery, heirs to the Estate of Betty L. Montgomery. HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Terri Beaubeaux, a single woman
HEREINAFTER CALLED THE GRANTEES, THEIR 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. 32 on the Plan of Section 1, Southerland Heights, as of record in Book 2663, page 18, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to John W. Montgomery and wife, Betty L. Montgomery by deed from Pennington United Methodist Church, filed of record in Book 9482, page 471, Register's Office for Davidson County, Tennessee. The said John W. Montgomery having predeceased Betty L. Montgomery. Pursaunt to the Last Will and Testament, Probate No. 12P-1103, the heirs to the estate are Mary Ellen Montgomery-Kee; Nancy Ann Montgomery; Robert Christopher Montgomery; Ann Clark; Carol Lee Edens and John Matthew Montgomery and pursuant to the Order for Probate filed in Instrument No. 20120727-0066507, Register's Office for Davidson County, TN, the said Robert Christopher Montgomery relinguisted his interest in his share of the inheritance leaving title vested in Mary Elln Montgomery-Kee; Nancy Ann Mongomery; Ann Clark; Carol Lee Edens and John Matthew Montgomery.

This is improved property known as 2509 Western Hills Drive, Nashville, TN 37214.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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.

Witness his/her/their hand(s) this 25th day of October, 2012.

The above described property is inherited prôperty and now the residence of the grantors.

Seller

Mary Ellen Montgomery-Key

Ann Clark

Nancy Ann Montgomery

Carol Lee Edens

John Matthew Montgomery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Ellen Montgomery-Key, Nancy Ann Montgomery, Ann Clark, Carol Lee Edens and John Matthew Montgomery, the within named bargainors, 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 office, this 25th day of October, 2012.

Notary Public

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 5, 2014