WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120090817 DEEDWARR
Recvd: 11/29/12 09:35 2 pgs
Fees:13.00 Taxes:519.85

20121129-0109507

R-BR-12-2549

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,500.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF November, 2012.

Notary Public

MY COMMISSION EXPIRES: 4-23-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Olga Montiel	1st Bank (NAME)	
2549 Stinson Road (ADDRESS)	10 Cadillac Dr #100 (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Brentwood TN 37027 (CITY) (STATE) (ZIP)	08416004500

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we RICHARD S. TEKELY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto OLGA MONTIEL, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 14 ON THE PLAN OF HARGIS HEIGHTS OF RECORD IN PLAT BOOK 974, PAGE 82, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF STINSON ROAD, THE COMMON CORNER OF LOT NOS. 13 AND 14; THENCE WITH THE LINE BETWEEN SAID LOTS NORTHERLY 200 FEET TO THE SOUTH LINE OF THE HURT LAND; THENCE WITH THE LINE OF THE SAME SOUTH 85 DEG. EAST 110 FEET TO THE MARGIN OF THE RIGHT OF WAY OF THE TENNESSEE CENTRAL RAILROAD; THENCE WITH THE MARGIN OF THE SAME SOUTH 43 DEG. 30 MIN. EAST 60.3 FEET TO THE COMMON CORNER OF LOT NOS. 14 AND 15; THENCE WITH THE LINE BETWEEN SAID LOTS SOUTHEASTERLY 192 FEET TO THE MARGIN OF STINSON ROAD; THENCE WITH THE MARGIN OF SAME, AROUND A SLIGHT CURVE, WESTERLY 75 FEET TO THE POINT OF BEGINNING.BEING THE SAME PROPERTY CONVEYED TO NANCY R. GRICE BY DEED FROM WILLARD O. MARTIN, UNMARRIED OF RECORD IN BOOK 11107, PAGE 342, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 9, 1998 AND RECORDED SEPTEMBER 10, 1998. REFERENCE IS ALSO MADE TO THE DEEDS OF RECORD IN INSTRUMENT 200308213-0116636 AND 20060809-0097917.

BEING THE SAME PROPERTY CONVEYED TO RICHARD S. TEKELY BY DEED FROM NANCY R. GRICE NOW KNOWN AS NANCY R. TEKELY OF RECORD AT INSTRUMENT NO. 20061009-0124823, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 15, 2006 AND RECORDED ON OCTOBER 9, 2006. SAID RICHARD S. TEKELY IS NOW MARRIED, HOWEVER NEITHER HE NOR HIS SPOUSE HAVE OCCUPIED THE PROPERTY AS THEIR PRIMARY MARITAL RESIDENCE.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 974, PAGE 82; BOOK 1117, PAGE 641 AND AMENDED IN BOOK 1149, PAGE 566, SAID REGISTER'S OFFICE; C) POSSIBLE RIGHT OF TENNESSEE CENTRAL RAILROAD TO INCREASE ITS RIGHT-OF-WAY TO THE FULL EXTENT OF ITS CHARTER AND D) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 2549 Stinson Road, Nashville, Tennessee 37214
(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 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 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/our hand(s) this 27th day of November, 2012.

Richard S. Tekely

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard S. Tekely, the within named bargainor, 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of November, 2012.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903