WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF JANUARY, 2013.

_____
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Home Advantage Properties, LLC	SAME	Map 160-016-A
(NAME) P. O. Box 121465	(NAME)	Parcel 7 CO
(ADDRESS) Nashville, Tennessee 37212-1465	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **GLADYS G. MONTGOMERY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOME ADVANTAGE PROPERTIES, LLC,** 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. 18 on the Plan of Montgomery Place, Section One, of record in Plat Book 7900, page 708, as corrected in Book 9380, page 139, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Walter F. Aiken and wife, Wanda M. Aiken and Fred D. Montgomery and Gladys G. Montgomery, by deed from George Noyes Evans, Jr. and wife, of record in Book 3968, page 86, said Register's Office. Walter F. Aiken and wife, Wanda M. Aiken conveyed their interest in said property to Fred D. Montgomery and wife, Gladys G. Montgomery, by deed of record in Book 3974, page 331, said Register's Office. Being a part of a tract of land lying in the 32nd Councilmanic District of Davidson county, Tennessee, and being part of the same property conveyed to Walter F. Aiken et ux, of record in Book 3994, page 436, Deed of Correction of record in Book 4022, page 304 and Book 9058, page 578, Register's Office for Davidson County, Tennessee, and a part of the same property conveyed to Fred D. Montgomery et ux, of record in Book 3968, page 86, Book 3974, page 331, Book 4575, page 939, and Book 5237, page 499, said Register's Office, and part of the same property conveyed to F. Don Montgomery, Jr., et ux, of record in Book 5237, page 503, said Register's Office, and a portion of the property conveyed to F. Don Montgomery, Jr. et ux of record in Book 5237, page 501, re-recorded in Book 5411, page 408, said Register's Office. And being the same property conveyed to Gladys G. Montgomery, Unmarried, by Quitclaim Deed from Walter f. Aiken, unmarried, and Barbara J. Montgomery, Unmarried, of record in Instrument No. 20130129-0009231, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 7900, page 708, said Register's Office; (c) restrictive covenants of record in Book 9307, page 681, said Register's Office; (d) Sewers easements of record in Book 11196, page 83, Book 6994, page 909, Book 7322, page 326, Book 7322, page 341 and Book 7322, page 344, said Register's Office; (e) Utilities easement of record in Book 6820, page 489, said Register's Office; (f) State of Tennessee easement of record in Book 7859, page 371, said Register's Office; and (g)Water main easement of record in Book 8175, page 804, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20130007808 DEEDWARR
Recvd: 01/29/13 12:57 2 pgs
Fees:13.00 Taxes:740.00

20130129-0009232

unimproved ☐

This is improved ☒ property, known as 5719 Chadwick Lane, Brentwood, Tennessee 37027
A/K/A 900 McGuire Court, Brentwood, Tennessee 37027
(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 GRANTEES, their heirs 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 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 hand this 24th day of January, 2013.

Gladys G. Montgomery

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 Gladys G. Montgomery, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of January, 2013.

Commission expires:

KEVIN G. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015

Notary Public