Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #13-1061

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned James Bart Lewis, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Mark Kenneth Montagna, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:
To Wit:

Land in Davidson County, Tennessee, being Unit No. 2065, together with the appurtenant interest in the common elements of Fairsted Park Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20021121-0145225, amended in Instrument Number 20030328-0041138, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed and being located upon Lot No.2 on the Plan of Resubdivision of Women's Club of Nashville of record in Plat Book 6200, page 383, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Bart Lewis by deed from Pamela D. Wilder, married and Ashley S. Quinn, unmarried, as Joint Tenants with right of survivorship dated April 25, 2008 of record in Instrument No. 20080430-0044128, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

BILL GARRETT, Davidson County
Trans:T20130037106 DEEDWARR
Recvd: 05/03/13 12:36 2 pgs
Fees:13.00 Taxes:684.50



20130503-0044962

This is improved property, known as: 2065 Stokes Lane, Nashville, TN, 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 26th day of April, 2013.

James Bart Lewis

State of California)
County of Orange)

On this 26th day of April, 2013, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James Bart Lewis, ~~the bargainor(s),~~ to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: July 25, 2014

DANNY D. MARTINEZ
Commission # 1896807
Notary Public - California
Orange County
My Comm. Expires Jul 25, 2014

State of California)
County of Orange)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 185,000.00.

Affiant

-James Bart Lewis-

Sworn and subscribed before me on this the 26th day of April, 2013.

Notary Public

My Commission Expires: July 25, 2014

DANNY D. MARTINEZ
Commission # 1896807
Notary Public - California
Orange County
My Comm. Expires Jul 25, 2014

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Mark Kenneth Montagna	Pinnacle Bank	117-7-M-23
2065 Stokes Lane	150 3rd Avenue South, Ste. 900	
Nashville, TN 37215	Nashville, TN 37201	