(1)

BILL GARRETT, Davidson County
Trans:T20130063467 DEEDWARR
Recvd: 07/25/13 12:22 2 pgs
Fees:13.00 Taxes:1838.53

20130725-0077066

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $496,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

R-VRES-13-2106

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Meagan Montgomery (NAME)	Wells Fargo Bank, NA (NAME)	
2106 Sunset Place (ADDRESS)	101 North Phillips Avenue (ADDRESS)	104150K00100CO
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Sioux Falls, SD 57104 (CITY) (STATE) (ZIP)	

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, we **SUNSET DEVELOPMENT,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MEAGAN M. MONTGOMERY, UNMARRIED,** 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 UNIT NO. A ON THE PLAN OF SUNSET PLACE TOWNHOMES, ESTABLISHED UNDER DECLARATION AND MASTER DEED OF RECORD IN INSTRUMENT NUMBER 20130130-0009839, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO SUNSET DEVELOPMENT BY DEED FROM SARAH BRYAN KNIGHT, SUCCESSOR TRUSTEE OF THE MARGARET F. BRYAN LIVING TRUST, U/T/D OCTOBER 29, 2007 OF RECORD AT INSTRUMENT NO.20130107-0001520, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 26, 2012 AND RECORDED ON JANUARY 17, 2013.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 547, PAGE 121 AND 122; BOOK 1237, PAGE 347; INSTRUMENT NUMBER 20130130-0009839; 20130204-0011550, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

This is
( ) unimproved
(X) improved
property known as **2106 Sunset Place Nashville, Tennessee 37212**
(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 23rd day of July 2013.

Sunset Development

BY: _____
Colleen Johnson, Partner

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of July 2013, before me personally appeared Colleen Johnson, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a partner of Sunset Development, a Tennessee Partnership, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of July 2013.

_____
Notary Public

My Commission Expires: 5-20-14

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY