WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130069392 DEEDWARR
Recvd: 08/13/13 09:20 2 pgs
Fees: 13.00 Taxes: 266.40

20130813-0084650

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,000.00

W. T. [signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2013.

Diane L. Gregory
Notary Public

MY COMMISSION EXPIRES: 3-3-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory, Attorney-at-Law
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

RETURN TO: BOX 10-A
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas H. Miller III	SAME	052090b00800co
(NAME)	(NAME)	
428 B East Palestine Avenue		
(ADDRESS)	(ADDRESS)	
Madison , TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, W. TERRY BROCK, MARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS H. MILLER, III, an unmarried man, HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. 5-B of Montague Terrace, Phase One, including those limited common elements and private elements associated with said Unit, as shown on Exhibit "C" to the Master Deed and Bylaws establishing Montague Terrace, Phase One, a Horizontal Property Regime with Private Elements of record in Instrument No. 20080819-0085322 and amended in Instrument No. 20090526-0048117 and Instrument No. 20120827-0077078, all in the Register's Office for Davidson County, Tennessee established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and subject to teh provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements nor or hereafter established over, through, or upon the land embracing the regime and buildings thereof, together with an undivided percentage of ownership in the common elements appurtenant thereto.

Being part of the same property conveyed to W. Terry Brock by Warranty Deed from Gertrud Schick et al of record as Instrument No. 20040519-0058999, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2013 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO TERMS, CONDITIONS AND OBLIGATIONS SET FORTH IN THE MASTER DEED AND BY-LAWS FOR MONTAGUE TERRACE TOWNHOMES, PHASE ONE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AS INSTRUMENT NO. 20080819-0085322 AS AMENDED IN INSTRUMENT NOS. 20090526-0048227 AND 20120827-0077078, ALL IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE ABOVE DESCRIBED PROPERTY IS NOT NOW AND HAS NEVER BEEN USED AS THE PRINCIPAL RESIDENCE OF THE GRANTOR HEREIN.

unimproved ☐

This is improved ☑ property, known as 428 B East Palestine Avenue, Madison, TN 37115
(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, his 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, his 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 12th day of August, 2013.

W. Terry Brock

STATE OF TENNESSEE

COUNTY OF Davidson

On this 12th day of August, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **W. Terry Brock**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115