BILL GARRETT, Davidson County
Trans:T20130069407 DEEDWARR
Recvd: 08/13/13 09:36 2 pgs
Fees:13.00 Taxes:421.80

20130813-0084698

WARRANTY DEED

G-VRES-13-3229

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Dorris N. Pardue	Dorris N. Pardue	
3229 Dockside Drive (ADDRESS)	3229 Dockside Drive (NAME) (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Hermitage, TN 37076 (CITY) (STATE) (ZIP)	86-9-47.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEPHEN M. MONTGOMERY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DORRIS N. PARDUE, MARRIED, 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 55, LAKESIDE WOODS ESTATES, SECTION THREE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGES 218, 219 AND 220, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO STEPHEN M. MONTGOMERY A SINGLE PERSON BY WARRANTY DEED FROM ALAN EDMONDSON AND WIFE HAYLEY EDMONDSON, RECORDED ON THE 25TH DAY OF AUGUST, 2009 IN INSTRUMENT NO. 20090825-0079941, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 7900, PAGES 218-220; AND RESTRICTIVE COVENANTS OF RECORD IN BOOK 6564, PAGE 740, BOOK 7347, PAGE 82 AND BOOK 8228, PAGE 335, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE JOINS IN THE EXECUTION OF THIS DEED IN ORDER TO CONVEY ANY AND ALL INTEREST, MARITAL OR OTHERWISE, THAT SHE MAY HAVE IN SAID PROPERTY.

unimproved ( )
This is improved (X) property, known as 3229 Dockside Drive, Hermitage, Tennessee 37076
(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 9th day of August, 2013.

Stephen M. Montgomery

Cheryl Montgomery

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen M. Montgomery and Cheryl Montgomery, 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 9th day of August, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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