BILL GARRETT, Davidson County
Trans:T20130099081 DEEDWARR
Recvd: 11/21/13 14:51 2 pgs
Fees:13.00 Taxes:444.00
20131121-0120194

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC
1720 West End Avenue
Nashville, Tennessee 37203
13-4798

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Billie C. Montgomery 204 Cottage Lane Nashville, TN 37214	New Owner	084-11-0-002.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$120,000.00**

William B Montgomery
Affiant

Subscribed and sworn to before me, this the 20th day of November, 2013.

C. M. Corriveau
Notary Public

My Commission Expires: _____
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Weona, LLC, a Tennessee limited liability company, ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **Billie C. Montgomery, ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 67 on the Map of Maplecrest Subdivision, as of record in Book 1835, page(s) 27 and 28, as amended in Book 2143, page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 67 fronts 55 feet on the Northeasterly side of Weona Drive and runs back between lines 301 feet on the Northwesterly line and 293 feet on the Southeasterly line to a dead line in the rear on which measures 92 feet.

Being the same property conveyed to Michael D. Carey and wife, Trudy I. Carey by Quitclaim Deed from Michael D. Carey, married, dated January 23, 2013, of record in Instrument No. 20130124-0007879, and being further conveyed to Weona, LLC, a Tennessee limited liability company, by Quit Claim Deed from Michael D. Carey and wife, Trudy I. Carey, dated May 23, 2013, of record in Instrument No. 20130530-0054472, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2216 Weona Drive, Nashville, TN 37214**

This conveyance is made subject to: (1) Property taxes for the year 2014, a lien not yet due and payable. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) All matters appearing on the Map of Maplecrest Subdivision, as of record in Book 1835, page(s) 27 and 28, as amended in Book 2143, page 41, Register's Office for Davidson County, Tennessee, (6) building restrictions, and (7) other matters of public record.

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, its heirs, successors and assigns forever. And we do covenant with the 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 Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through the GRANTOR.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al genders.

WITNESS our hands on the **20th** day of **November, 2013**.

WEONA, LLC, a Tennessee limited liability company

By: _____
Michael D. Carey, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Michael D. Carey**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Member** of **Weona, LLC,** the within named bargainor, a limited liability company, and that he as such **Member**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as **Member**.

Witness my hand and Official Seal this the **20th** day of **November, 2013**.

_____
Notary Public

My Commission Expires: