File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 53083
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Gary Pace 5108, 6712 Whites Creek Pike Whites Creek, TN 37189	SAME

TAX MAP-PARCEL NUMBERS: 03000009700 + 03000009600

BILL GARRETT, Davidson County
Trans:T20130100514 DEEDWARR
Recvd: 11/27/13 12:40 2 pgs
Fees:13.00 Taxes:503.20
20131127-0121823

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$136,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **David L. Montgomery and Patsy R. Tomlin, as tenants in common**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gary Pace** 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:**

Tract I

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of J.W. Hobbs Subdivision of record in Book 3842, page 42, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to R.L. Montgomery and wife, Pauline Haynes Montgomery by Installment deed from J.W. Hobbs and wife, Calvin Hobbs dated July 7, 1966, recorded on August 5, 1966, of record in Book 4043, page 489, Register's Office for Davidson County, Tennessee. The said R.L. Montgomery has since died. By Quitclaim Deed dated October 25, 2012, recorded on October 29, 2012, of record in Instrument No. 20121029-0098693, said Register's Office, Pauline H. Montgomery conveyed her interest in subject property to David L. Montgomery and Patsy R. Tomlin, as tenants in common.

Tract II

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of J.W. Hobbs Subdivision of record in Book 3842, page 42, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to R.L. Montgomery and wife, Pauline H. Montgomery by Warranty Deed from J.W. Hobbs and wife, Calvin Hobbs dated June 24, 1966, recorded June 28, 1966, of record in Book 4030, page 667, Register's Office for Davidson County, Tennessee. The said R.L. Montgomery has since died. By Quitclaim Deed dated October 25, 2012, recorded October 29, 2012, of record in Instrument No. 20121029-0098693, said Register's Office, Pauline H. Montgomery conveyed her interest in subject property to David L. Montgomery and Patsy R. Tomlin, as tenants in common.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 3842 Page 42, said Register's Office, which Plan shows a 75 foot minimum building setback line

from Whites Creek Pike and an easement for public utility and drainage purposes along the rear line of said lots and a 15 foot easement for road widening along the front lines of said lots. And an easement for the flow of Whites Creek over so much of the premises that may lie therein along the rear line of said lots and a 10 foot drainage easement along the southerly side line of Lot No. 3. Easement for the flow of Earthman Fork Creek along the front lines of said lots. Easement for sanitary sewer and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7505, page 825, said Register's Office (as to Tract II). Easement for sanitary sewer and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7505, page 828, said Register's Office (as to Tract I). Easement for water mains and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8248, page 951, said Register's Office (as to Tract I). Easement for water mains and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8248, page 954, said Register's Office (as to Tract II). Right of Way easement to Tennessee Natural Gas Lines, Inc., of record in Book 1358, page 3, said Register's Office. Anchor Permit to Southern Bell Telephone and Telegraph Company of record in Book 872, page 400, said Register's Office.

This is improved property, known as: 5108, 6712 Whites Creek Pike, Whites Creek, Tennessee 37189

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 26th day of November, 2013.

David L. Montgomery

Patsy R. Tomlin

State of TENNESSEE

County of DAVIDSON

On this 26th day of November, 2013, before me the undersigned authority, personally appeared David L. Montgomery and Patsy R. Tomlin , 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.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $136,000.00

Affiant

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Sworn and subscribed before me this the 26th day of November, 2013

Notary Public

My Commission Expires: _____