BILL GARRETT, Davidson County
Trans:T20150054388 DEEDWARR
Recvd: 07/06/15 15:45 3 pgs
Fees:18.00 Taxes:2697.30
20150706-0065377

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32455-06-2015**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $729,000.00 Affiant Subscribed and sworn to before me this 26th day of June, 2015. Notary Public My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Suzan Gibbs 3505 Grayswood Avenue Nashville, TN 37215	New owner	Map and Parcel No.: 117 05 0 126 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dean Montgomery and wife Eliza Montgomery** ("Grantors") have this day bargained and sold, and do hereby transfer and convey to **Suzan Gibbs and Christian A. Ilic Huerta, wife and husband** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3505 Grayswood Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 26th day of June, 2015.

Dean Montgomery

Eliza Montgomery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Dean Montgomery and Eliza Montgomery**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2015.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lots Nos. 20, 21, 22, and 23 on the Revised Plan of The Life & Casualty Insurance Company's Subdivision of Woodmont Acres, of record in Plat Book 843, page 102, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dean Montgomery and wife, Eliza Montgomery, by deed dated July 26, 2008 from Carter Lowrance, married, of record in Instrument No. 20080731-0078510, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 117 05 0 126 00.
2. All matters appearing on the Plan of record as Book 843, page 102, Register's Office for Davidson County, Tennessee.