WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 6-30-19

(AFFIX SEAL)

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

G-KW-15-02718

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gary A. Montgomery and Lesley B. Montgomery	**New Owner**	
(NAME)	(NAME)	
2718 Donna Hill Drive		**073-07-0-083.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **G. KEITH VARNER, TRUSTEE OF THE CARLENE C. ELROD TRUST,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GARY A. MONTGOMERY AND LESLEY B. MONTGOMERY,** 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 No. 348 on the Plan of Section Six, Sunset View, of record in Plat Book 29, Pages 54 and 55, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Said Lot No. 348 fronts 105 feet on the Westerly side of Donna Hill Drive and runs back 253.1 feet on the Southerly line and 251.3 feet on the Northerly line to a dead line in the rear measuring 166.55 feet thereon.

Being a portion of the same property conveyed to Keith Varner, as Trustee of the Carlene C. Elrod Trust by Quitclaim deed from Carlene C. Elrod f/k/a Wilma Carlene Varner of record in Instrument No. 20100119-0004465, corrected by Deed of Correction of record in Instrument No. 20110218-0014073 Register's Office for Davidson County, Tennessee, dated January 18, 2011 and recorded on January 19, 2010. (Value or consideration as shown in aforementioned deed $0.00.)

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page (s) 54 and 55, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2995, Page 413, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20110727-0057332 and Instrument No. 20150604-0052140, in the Register's Office for DavidsonCounty, Tennessee.
- Agreement for Dedication of Easement of record in Book 6479, Page 232, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2718 Donna Hill Drive , Nashville, Tennessee 37214**.

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.

Davidson County DEEDWARR
Recvd: 10/20/15 13:51 3 pgs
Fees:18.00 Taxes:666.00
20151020-0106607

Witness my/our hand(s) this the 19th DAY OF OCTOBER, 2015.

Carlene C. Elrod Trust

BY: Keith Varner Trustee
G. Keith Varner, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, G. Keith Varner, as Trustee of the Carlene C. Elrod Trust to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 19th day of October, 2015.

Notary Public



My Commission Expires:

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, April G Nichols, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

April G Nichols
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Destiny S. Holmes a notary public for this county and state, APRIL G. NICHOLS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Destiny S. Holmes
Notary's Signature

My Commission Expires: 07.02.2018
Notary' Seal (if on paper)

