BILL GARRETT, Davidson County
Trans:T20150098516 DEEDWARR
Recvd: 11/19/15 12:53 2 pgs
Fees:13.00 Taxes:2035.00
20151119-0117480

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

Subscribed and sworn to before me, this 17TH DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:
08-20-19 (AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Warner, Sr. and Suzanne G. Warner, tenants in common	Robert A. Warner, Sr. (NAME)	03300017900
714 Falcon Drive (ADDRESS)	714 Falcon Drive (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Bert Montgomery, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Robert A. Warner, Sr. and Suzanne G. Warner, tenants in common, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 11TH METROPOLITAN COUNCILMANIC DISTRICT (FORMERLY 10TH CIVIL DISTRICT) OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2, OF THE DALEMONT PROPERTY MAP, AS OF RECORD IN BOOK 3700, PAGE 78, REGISTER'S OFFICE FOR SAID COUNTY, AND FURTHER DESCRIBED AS A RE-SUBDIVISION, LOT 2-A, DALEMONT PROPERTY MAP SUBDIVISION, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO GEORGE H. MONTGOMERY AND WIFE, BERT MONTGOMERY, BY DEEDS FROM DOUGLAS W. COTTON, SR., AND DOUGLAS W. COTTON, JR., OF RECORD IN BOOK 5194, PAGE 653 AND BOOK 5289, PAGE 731, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID GEORGE H. MONTGOMERY HAVING SINCE DIED.

SUBJECT TO ANY EASEMENT RIGHTS RETAINED BY METROPOLITAN GOVERNMENT.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1339 S Dickerson Road, Goodlettsville, TN 37072
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 17th day of November, 2015.

WARRANTY DEED
(Continued)

Bert Montgomery
Bert Montgomery

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bert Montgomery, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of November, 2015.

Mary Birthright
Notary Public

My Commission Expires: 08-20-19

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072