Davidson County DEEDWARR
Recvd: 11/19/15 13:43 3 pgs
Fees:18.00 Taxes:462.50

20151119-0117526

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $125,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 11th day of November, 2015.

NOTARY PUBLIC

My commission expires: 3-27-16

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Karl R. Montgomery and Lori A. Montgomery	SAME AS NEW OWNER	12300008100, 12300005100, 12300005200 & 12300005300
(NAME) 1866 Bakers Grove Rd.	(NAME)	
(ADDRESS) Hermitage TN 37076	(ADDRESS)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Lonnie J. Hunter and wife, Charlene E. Hunter,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Karl R. Montgomery and Lori A. Montgomery, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Property located on the North side of Bakers Grove Road in Hermitage, 33rd Councilmanic District of Davidson County, Tennessee. Being shown as parcels 51, 52, 53 and 81 on Davidson County Property Map 123. Being more particularly described according to a survey by C&K Surveyors, L.L.C. dated November 9, 2015, as follows:

BEGINNING at an existing "T" post in the northerly right-of-way of Bakers Grove Road at the Southeast corner of the herein-described tract. Said point being the Southwest corner of the Paul L. Gleaves etux property of record in D.B. 5382, Pg. 567, R.O.D.C., TN. Thence, from said POINT OF BEGINNING, along the northerly right-of-way of Bakers Grove Road, 25 feet from the centerline, N 62°27'07" W - 279.73' to a point; Thence N 63°33'47" W - 205.75' to a point; Thence N 63°16'16" W - 106.80' to a point; Thence N 66°08'06" W - 257.66' to a point; Thence N 69°32'08" W - 161.09' to a point; Thence N 74°38'25" W - 138.25' to a point; Thence N 78°54'53" W - 60.11' to an iron pin set at the Southwest corner of the herein-described tract. Said pin being a corner to the Karl Ray Montgomery, Jr. property of record in D.B. 11013, Pg. 818, R.O.D.C., TN. Thence, leaving the right-of-way of Bakers Grove Road, with the line of Montgomery, N 00°50'35" E - 279.19' to an iron pin set; Thence S 71°16'55" E - 399.48' to an existing iron pipe at a fence corner; Thence N 09°18'02" E - 304.32' to an existing iron pin; Thence S 65°02'15" E - 736.46' to an iron pin set at the Northwest corner of the Paul L. Gleaves etux property, aforementioned. Thence, with the westerly line of Gleaves, S 00°39'56" E - 618.27' to the POINT OF BEGINNING, containing 12.08 acres, more or less.

Being the same property conveyed to Lonnie J. Hunter and wife, Charlene E. Hunter by deed from John C. Hunter, Sr. and wife, Lee Isla Hunter, of record in Book 5067, Page 62, Register's Office of Davidson County, Tennessee. Life Estate being shown for John C.

Hunter, Sr. and wife, Lee Isla Hunter. The said John C. Hunter, Sr. and Lee Isla Hunter having since deceased. Being the same property conveyed to Lonnie J. Hunter and wife, Charlene E. Hunter by deed from H.W. McMenaway and wife, Sue P. McMenaway, of record in Book 5067, Page 59, Register's Office of Davidson County, Tennessee. Being the same property conveyed to Lonnie J. Hunter and wife, Charlene E. Hunter, by deed from Maggie Mai Parham, a widow, of record in Book 4640, Page 850, Register's Office of Davidson County, Tennessee. Being the same property conveyed to Lonnie J. Hunter and wife, Charlene E. Hunter, by deed from Lonnie J. Hunter, of record in Book 5169, Page 677, Register's Office of Davidson County, Tennessee.

2015 property taxes a lien, not yet due and payable.

This property is _X_unimproved __improved property known as: 0 Bakers Grove Road, Hermitage, TN 37076

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), forever. I/We covenant with said GRANTEE(S) that I/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 set out herein. I/We do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), his/hers/their successors 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.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 11th day of November, 2015.

Lonnie J. Hunter

Lonnie J. Hunter

Charlene E. Hunter

Charlene E. Hunter

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lonnie J. Hunter and Charlene E. Hunter, the herein bargainor, 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 11th day of November, 2015.

Tammy Duncan

Notary Public
My Commission Expires: 4-17-19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Celia Stewart Rouse, 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.

Celia Stewart Rouse
Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Morgan O'Neill, a notary public in and for the aforesaid county and state, the within named, Celia Stewart Rouse, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 3-27-18

