BILL GARRETT, Davidson County
Trans:T20160067552 DEEDWARR
Recvd: 08/04/16 15:49 2 pgs
Fees:13.00 Taxes:1424.50

20160804-0081120

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $385,000.00

Affiant

Subscribed and sworn to before me, this the 29th day of July, 2016.

Notary Public

My commission expires: 7-2-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Falcon Hill, LLC		
715 Poplar Avenue	New Owner	118-11-0-090-00
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PAUL W. MONTGOMERY LIVING TRUST**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FALCON HILL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 8, Block F, on the Plan of Berry Hill Gardens of record in Plat Book 1130, Page 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul W. Montgomery by Warranty deed from Marion Young Montgomery, Sr. and wife, Mary Waddell Montgomery of record in Book 4585, page 357, Register's Office for Davidson County, Tennessee, dated March 21, 1972 and recorded on March 21, 1972.

Being the same property conveyed to Ronald L. Hooper, Sr. and further to Paul W. Montgomery and Mary Waddell Montgomery as equal tenants in common with the survivor taking the entire fee by Quitclaim deed from Paul W. Montgomery, a single person of record in Book 7851, page 698, Register's Office for Davidson County, Tennessee, dated May 30, 1989 and recorded on May 30, 1989.

Being the same property conveyed to Paul W. Montgomery Living Trust by Quitclaim deed from Paul W. Montgomery of record in Book 10484, page 67, Register's Office for Davidson County, Tennessee, dated June 6, 1997 and recorded on June 6, 1997.

Being the same property conveyed to Paul W. Montgomery Living Trust by Quitclaim deed from Mary Waddell Montgomery of record in Book 10484, page 75, Register's Office for Davidson County, Tennessee, dated June 6, 1997 and recorded on June 6, 1997.

A Memorandum of said Trust is of record in Book 10484, page 62, Register's Office for Said County, naming Paul W. Montgomery as Trustee and William D. Glenn, Alexander Pleasants

Waddell, IV and First Tennessee Bank as Successor Trustees. The said Paul W. Montgomery and William D. Glenn having since died. ALEXANDER PLEASANTS WADDELL IV HAVING RESIGNED AS CO-TRUSTEE LEAVING FIRST TENNESS BANK AS TRUSTEE.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2816 Dogwood Place, Nashville, TN 37204-3106.

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), his/her/their heirs and assigns forever; and I/we do covenant with the 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 herein set out; and 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 said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of July, 2016.

PAUL W. MONTGOMERY LIVING TRUST DATED JUNE 6, 1997

First Tennessee Bank

Robert Bryan Bell, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert Bryan Bell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of First Tennessee Bank, which is the Trustee of PAUL W. MONTGOMERY LIVING TRUST DATED JUNE 6, 1997, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company ~~for the purposes~~ therein contained.

Witness my hand and seal this 29th day of July, 2016.

Notary Public

My Commission Expires: 7.3.17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017