BILL GARRETT, Davidson County
Trans:T20160086250 DEEDWARR
Recvd: 09/30/16 14:02 3 pgs
Fees:18.00 Taxes:2035.00
20160930-0103427

This instrument prepared by:
Fidelity Residential Solutions
7161 Bishop Road, Suite 250
Plano, TX 75024
769472 2016-10956
Terry Chandler

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	
Mary Ellen Kalmbach	Regions Bank d/b/a Regions Mortgage	
2106 Sunset Place	2050 Parkway Office Circle	
Nashville, TN 37212	Birmingham, AL 35244	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Meagan M. Montgomery, a single woman** has this day bargained and sold, and do hereby transfer and convey unto the said **Mary Ellen Kalmbach, a single woman,** the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

See Attached Exhibit "A".

STATE OF MISSISSIPPI
COUNTY OF DESOTO The actual consideration or value whichever is greater, for this transfer is $550,000.00

Affiant _____

Subscribed and sworn to before me this the 28th day of September, 2016.

Notary Public Rebecca D Reid

My commission expires: Affix Seal

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 46326 REBECCA D. REID Commission Expires Jan. 13, 2017 DESOTO COUNTY

This is improved property known as 2106 Sunset Place, Nashville, TN 37212

This is unimproved ( ), known as 2106 Sunset Place, Nashville, TN 37212
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 16TH day of June, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x Meagan C. Montgomery
Meagan M. Montgomery

STATE OF Virginia
COUNTY OF Henrico

Personally appeared before me, Debra S. Morris, a Notary Public in and for said County and State, Meagan M. Montgomery, the within named bargainor single (fill in marital status), 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, at office, this 16TH day of June, 2016.

✓ Debra S. Morris
Notary Public
My Commission Expires: ✓ 3-31-2019

(This area for official notarial seal)

DEBRA S MORRIS
NOTARY PUBLIC
REG. #260825
MY COMMISSION EXPIRES
03/31/2019
COMMONWEALTH OF VIRGINIA

LEGAL DESCRIPTION

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Sunset Place Townhomes, established under Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20130130-0009839, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

For information purposes only:

Map/Parcel ID Number: 104-15-0K-001.00CO

BEING the same property conveyed to Meagan M. Montgomery, unmarried by Warranty Deed from Sunset Development, dated July 23, 2013, recorded July 25, 2013, as Document No. 20130725-0077066, Register's Office of Davidson County, Tennessee.