Davidson County DEEDWARR
Recvd: 01/19/17 15:00 3 pgs
Fees:18.00 Taxes:494.51
20170119-0006176

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 133,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~17th~~ 19th day of January, 2017

Notary Public

MY COMMISSION EXPIRES: OCT 20 2020
(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Peggy R. Slaven	NEW OWNER	Parcel ID:
5100 Greer Station Drive		075120A05300
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Christy Montgomery, an unmarried woman

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Peggy R. Slaven , a single woman

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 142, on the Plan of Revised, Section One, Greer Meadows at Cedar Creek, as of record in Plat Book 7900, Page 115, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christy Montgomery, an unmarried woman, by deed from James M. Kendall and wife, Kathryn R. Kendall, of record in Instrument 20100416-0028725, said Register's Office, dated April 14, 2010.

This conveyance is subject to Restrictions and By-Laws of record in Book 10802, Page 402, and Instrument 20020606-0069062, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 115, said Register's Office; (3) Consent for Sewer Line Easement of record in Book 7760, Page 784, said Register's Office; (4) Deed of Conveyance for Sewer of record in Book 11497, Page 595, said Register's Office; (5) Storm Water Detention Agreement of record in Instrument 20001205-0119474, said Register's Office; (6) Retention Basin Easement of record in Book 6513, Page 857, said Register's Office; (7) Easement to First Suburban Water Utility District of record in Book 5609, Page 636, said Register's Office; (8) Right of Way Easement of record in Book 7037, Page 853, and Book 7760, Page 778, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5100 Greer Station Drive, 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 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 hand this 17th day of January, 2017.

Christy Montgomery

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 17th day of January, 2017.

My Commission Expires: 7.23.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

True Copy Certification

I, Kristen Traini, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

