WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $275,000.00.

Affiant

Subscribed and sworn to me on April 17, 2017.

NOTARY PUBLIC

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

BILL GARRETT, Davidson County
Trans:T20170033600 DEEDWARR
Recvd: 04/21/17 09:06 3 pgs
Fees:18.00 Taxes:1017.50
20170421-0039099

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30333SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Theodore Walter Montmeny and Lori Gay Montmeny 401 Cumberland Hills Drive Madison, TN 37115	SAME ADDRESS AS NEW OWNER	034-04-0-023.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Cynthia W. Oliva, Trustee of the Lila M. Wilson Residuary Trust established under the Last Will & Testament of Lila M. Wilson, deceased, of record as part of Docket No. 11P-590 in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Theodore Walter Montmeny and Lori Gay Montmeny, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of North Hill Estates, Section Four, as of record in Book 3842, Page 229, Register's Office for Davidson County, Tennessee.

Said Lot No. 42 front 130 feet on the Southeasterly side of Cumberland Hills Drive and extends back 352.3 feet on the Northeasterly line and 344.78 feet on the Southwesterly line, to a line in the rear on which it measures 130.3 feet.

Being the same property conveyed to Lila M. Wilson Quitclaim Deed from Lonnie E. Wilson recorded on May 20, 1997 in Deed Book 10459, Page 39, Register's Office of Davidson County, Tennessee. The said Lila M. Wilson having since died. The Last Will & Testament of Lila M. Wilson of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Probate Docket #11P-590. The Last Will & Testament of Lila M. Wilson having devised her interest in the subject property to Cynthia W. Oliva, Trustee of The Lila M. Wilson Residuary Trust as created under said Will

recorded as part of Docket No. 11P-590 in the Seventh Circuit Court, Probate Division, Davidson County, Tennessee.

Further, being the same property conveyed by Executor's Quitclaim Deed from Cynthia W. Oliva, as Executor for the Estate of Lila M. Wilson to Cynthia W. Oliva, as Trustee of the Lila M. Wilson Residuary Trust established under the Last Will and Testament of Lila M. Wilson, recorded on May 10, 2011 of record in Instrument No. 20110510-0035948, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County Taxes which have been prorated by the parties and assumed by the Grantees.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of North Hill Estates, Section Four, as recorded in Plat Book 3842, Page 229, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4293, Page 979, Register's Office for Davidson County, Tennessee.
4. Easement by Court Order in Settlement of Landowner Action recorded at Instrument No. 20120228-0017172, Register's Office for Davidson County, Tennessee.
5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 401 Cumberland Hills Drive, Madison, TN 37115.

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, 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 April, 2017.

Cynthia W. Oliva, as Trustee of the
Lila M. Wilson Residuary Trust

By: _____, Trustee
Cynthia W. Oliva, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Cynthia W. Olivia, Trustee of The Lila M. Wilson Residuary Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged herself to be the Trustee of The Lila M. Wilson Residuary Trust, the within named bargainor, and that she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Trustee.

Witness my hand and official seal on April 17, 2017.

NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 06, 2020