Davidson County DEEDWARR
Recvd: 05/03/06 08:07 2 pgs
Fees:13.00 Taxes:408.48
20060503-0050774

ADDRESS NEW OWNER: Jared Steven
Megan Adams
1120 Waggoner Court
Nashville, TN 37214

SEND TAX BILL TO: New Owner

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

MAP-PARCEL NOS. 108-3 178

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jennifer S. Pritchett NKA Jennifer S. Pritchett Montgomery, a married person** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Jared Stevens and Megan Adams, as joint tenants with the right of survivorship and not as tenants in common** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 138-B, Zone Lot Division, Section 6, Patio Villa, as of record in Book 6250, Pages 570 and 571, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete description of said lot.

Being the same property conveyed to Jennifer S. Pritchett by Warranty Deed dated March 25, 1999, from Brent Foster of record in Book 11404, Page 165, Register's Office for Davidson County, Tennessee. The said Jennifer S. Pritchett has since married and is now known as Jennifer S. Pritchett Montgomery.

This is property with a common address of 1120 Waggoner Court, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 6250, Pages 570 and 571, amending Book 6250, Page 489, both in said Register's office and all matters therein; (3) Restrictive Covenants of record in Book 6555, Page 576, and Book 6250, Page 570, said Register's office; (4) Deed of Conveyance for sanitary sewer to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 7748, Page 436, said Register's Office; (5) Deed of Conveyance for water mains to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services of record in Book 7748, Page 488, said Register's office.

Kevin Montgomery, spouse of Jennifer S. Pritchett Montgomery, hereby joins in this conveyance to convey any and all rights he may have in said property including but not limited to any marital rights therein.

Jared Stevens and Megan Adams are both unmarried.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28th day of April 2006.

Jennifer S. Pritchett NKA Jennifer S. Pritchett Montgomery

Jennifer S. Pritchett NKA Jennifer S. Pritchett Montgomery

Kevin Montgomery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ☐the undersigned authority, a Notary Public in and for said County and State, the within named **Jennifer S. Pritchett NKA Jennifer S. Pritchett Montgomery and husband, Kevin Montgomery,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of April 2006.

Notary Public
My Commission Expires: 11-14-2009

CINDY S. SMITH STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $110,400.00.

Affiant

Subscribed and sworn before me this 28th day of April 2006.

Notary Public
My Commission Expires: 7-2906

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229

File No. 0604-046