BILL GARRETT, Davidson County
Trans:T20150034419 DEEDWARR
Recvd: 05/05/15 11:43 2 pgs
Fees:13.00 Taxes:1825.95
20150505-0040773

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $493,500.00

Affiant

Subscribed and sworn to before me, this 1st day of May, 2015.

Notary Public
My commission expires: January 11, 2017

02-1503-49438

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Aaron V. Montlary	First Bank	160-05-0-018.00
5338 Green Valley Ct.	318 Seaboard Ln, Ste 205	
Nashville TN 37220	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jeremy Begley, unmarried, and Alyssa Finneyfrock fka Alyssa Begley, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Aaron V. Montlary and Jennifer Montlary, husband and wife, hereinafter called the Grantees, their successors 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. 105, on the Plan of Section Two, Oak Hill Estates, of record in Book 4460, Pages 36, 37, and 38, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeremy Begley and Alyssa Begley, husband and wife by deed from Gediminas Kutka and Cynthia Flack Kutka AKA Cynthia Flack, husband and wife, dated January 23, 2013, recorded January 29, 2013, of record in Instrument No. 20130129-0008991, Register's Office for Davidson County, Tennessee.

Jeremy Begley and Alyssa Begley having since divorced in the Third Circuit Court for Davidson County, Tennessee, filed in Docket No. 14D-2352 on January 13, 2015.

Alyssa Begley is one and the same as Alyssa Finneyfrock.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5338 Green Valley Ct., Nashville, TN 37220

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 24th day of April, 2015.

Jeremy Begley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeremy Begley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 24th day of April, 2015.

State of Tennessee at Large

AMY TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires: 10/18/16

WITNESS my hand this 1st day of May, 2015.

Alyssa Finneyfrock, fka Alyssa Begley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alyssa Finneyfrock, fka Alyssa Begley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 1st day of May, 2015.

State of Tennessee at Large

AMY TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires: 10/18/16