WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 03/21/2017

(AFFIX SEAL)

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Ernest D. Bennett III, Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William W. Meek Jr	CMG Mortgage, Inc.	097020A34100CO
(NAME)	(NAME)	
2516 River Trail Drive	3160 Crow Canyon Road, Suite 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Mike Montandon and Leesa Montandon**, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William W. Meek Jr and Lindsey P. Meek, husband and wife**, 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:

Land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 341 on the plan of Villages of Riverwood, Section One, Phase 4B, of record in Instrument No. 20130628-0067075, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a part of the same property conveyed to Beazer Homes Corp., a Tennessee corporation by Special Warranty Deed dated 12/19/2008 from Brown's Farm, a Tennessee General Partnership of record in Instrument 200812220122059, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Beazer Homes Corp., a Tennessee corporation by Special Warranty Deed dated 12/19/2008 from Chris Pardue, an individual of record in Instrument 200812220122060, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Beazer Homes Corp., a Tennessee corporation by Special Warranty Deed dated 01/07/2010 from Brown's Farm, a Tennessee General Partnership of record in Instrument 201001080001963, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mike Montandon, married by Warranty Deed dated 09/27/2013 from Beazer Homes Corp., a Tennessee Corporation of record in Instrument 201310030104030, Register's Office for Davidson County, Tennessee.

The said Leesa Montandon, wife of the said Mike Montandon, joins in this conveyance for the purpose of conveying any and all right, title or interest she may have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 2516 River Trail Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20150050107 DEEDWARR
Recvd: 06/23/15 12:22 2 pgs
Fees: 13.00 Taxes: 758.50
20150623-0060050

File No.: 35674
Warranty Deed Individual BP LE1

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 our hands this 22nd day of June, 2015.

Mike Montandon

Leesa Montandon

State of Tennessee

County of WILSON

On this June 22, 2015 before me, a Notary public in and for said County and State, personally appeared Mike Montandon and Lessa Montandon, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

WITNESS my hand and seal this 22nd day of June, 2015.

Notary Public
My Commission Expires: 03/21/2017

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE