BILL GARRETT, Davidson County
Trans:T20150053144 DEEDWARR
Recvd: 07/01/15 14:04 2 pgs
Fees:13.00 Taxes:536.50
20150701-0063779

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15440FA

Send Tax Bills To:
Luke Montoya
1110 E. Reserve Ct.
Mahomet, IL 61853

New Owner is:
Luke Montoya
1110 E. Reserve Ct.
Mahomet, IL 61853

MAP: 094-16-0E

PARCEL: 101.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Richard Clark and wife, Paula McDonnell**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Luke Montoya and wife, Morgan Montoya**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **609 Spence Enclave Way, Nashville, TN 37210**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 101, on the Plan of Spence Enclave Townhomes, a Planned Unit Development, of record in Instrument Number 20061115-0141672; as amended in Instrument Numbers 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102, 20100427-0031915, and Instrument Number 20121116-0105801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Richard Clark and wife, Paula McDonnell, by Warranty Deed from R.J. York Homes, LLC, dated 5/30/07 and recorded 6/4/07 in Instrument Number 20070604-0066446, Register's Office for Davidson County, Tennessee.

RC/PM

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29 day of June, 2015.

GRANTOR(S):

RICHARD CLARK

PAULA MCDONNELL

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Richard Clark and Paula McDonnell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 29 day of June, 2015.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$145,000.00**.

AFFIANT

SWORN TO and subscribed before me this 29 day of June, 2015.

NOTARY PUBLIC
My commission expires: _____

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017