WARRANTY DEED

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 3, 2015

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2015

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Juan Carlos Montes Jr.	Highlands Residential Mortgage	14202004400
(NAME)	(NAME)	
129 Cross Timbers Dr.	12001 N. Central Expressway, Ste 750	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Abbie Ghera and Josh Ghera,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Juan Carlos Montes Jr., a single man,** 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 in Davidson County, Tennessee, being Lot No. 60, on the Plan of Cross Timbers, Section 2, of record in Plat Book 3700, Page 92, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Josh Ghera & spouse Abbie Ghera, by deed from of record in Instrument No. 20130516-0049299, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 129 Cross Timbers Dr., Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 4th day of September, 2015.

BILL GARRETT, Davidson County
Trans:T20150076413 DEEDWARR
Recvd: 09/08/15 15:13 2 pgs
Fees:13.00 Taxes:784.40
20150908-0091264

Abbie Ghera

Josh Ghera

State of Tennessee
County of Williamson

Personally appeared before me Abbie Ghera and Josh Ghera, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of September, 2015.

Notary Public _____
My Commission Expires: _____

File No.: 9902

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017