THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15105741** BILL GARRETT, Davidson County Trans:T20160002574 DEEDWARR Recvd: 01/11/16 14:55 2 pgs Fees:13.00 Taxes:5735.00 20160111-0002815	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,550,000.00. Affiant Subscribed and sworn to before me, this 8th day of January, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Kevin Douglas and Jessica Douglas 3617 SPERRY AVE Nashville TN 37215-1035	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11705003800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Montgomery Classic Construction, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin Douglas and Jessica Douglas, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 42 in the Plan of the Henry Sperry Subdivision, as of record in Plan Book 974, Page 21, Register's Office of Davidson County, Tennessee.

Said Lot No. 42 fronts 100 feet on the Southerly side of Sperry Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed by Warranty Deed from Harlin Sadler, III, an unmarried man to John Mark Spivey, as recorded on the 7th day of May, 2014 in Instrument No. 20140507-0039027 and Quitclaim Deed from Earl H. Sadler and Vera G. Sadler to Harlin Sadler III, as recorded on the 10th day of January, 2008 in Instrument No. 20080110-0003321, in the Register's Office of Davidson County, Tennessee.

Being the same property further conveyed to Montgomery Classic Construction, LLC by deed *

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record. * Recorded as Instrument No. 20160111-0002814, in the Register's Office of Davidson County, Tennessee.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HENRY SPERRY, as recorded in Plat Book 974, Page(s) 21.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 3617 SPERRY AVE Nashville TN 37215-1035

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of January, 2016.

Montgomery Classic Construction, LLC.

By: _____
John Montgomery, President

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared John Montgomery with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President (or other officer authorized to execute the instrument) of Montgomery Classic Construction, LLC., a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 8th day of January 2016

_____
Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018