THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16026465** BILL GARRETT, Davidson County Trans:T20160025297 DEEDWARR Recvd: 03/29/16 14:16 2 pgs Fees:13.00 Taxes:3414.99 20160329-0029560	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $922,969.00. Affiant Subscribed and sworn to before me, this 28th day of March, 2016. Notary Public My Commission Expires: 8-23-16 JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires AUG. 23, 2016

WARRANTY DEED

Address New Owner: John Shearer and Clea Shearer 1915 A OVERHILL DRIVE Nashville TN 37215-3412	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131071A00100CO

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 **John Shearer and Clea Shearer, 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:

Land in Davidson County, Tennessee, being Unit A, OVERHILL COMMONS, A TOWNHOUSE PLANNED UNIT DEVELOPMENT, as shown on Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20140715-0062282, amended at Instrument Nos. 20140822-0076776 and 20140909-0082624, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by Warranty Deed from Dean P. Smith, unmarried to John Mark Spivey as recorded on the 5th day of May, 2014 in Instrument No. 20140505-0037892; part of Quitclaim Deed from Heidi R. Smith to Dean P. Smith as recorded on the 21st day of May, 1992 in Deed Book 8631, Page 436 and part of Warranty Deed from Rita Wells Martin, now known as, Rita Martin Burchett and husband, Russell O. Burchett to Dean P. Smith and wife, Heidi R. Smith as recorded on the 24th day of October, 1989 in Deed Book 7966, Page 531, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Montgomery Classic Construction, LLC., a Tennessee Limited Liability Company from John Mark Spivey, by Quitclaim Deed recorded in Instrument No. 20160329-0029559, Register's office of Davidson County, Tennessee

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.

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 J.G. GRISSIM'S SUBDIVISION, as recorded in Plat Book 1424, Page(s) 36.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions and Restrictions recorded in Instrument No. 20140715-0062282, amended at Instrument Nos. 20140822-0076776 and 20140909-0082624.

Charter recorded at Instrument No. 20140715-0062281.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded at Instrument No. 20150130-0008769.

This is improved property located at 1915 A OVERHILL DRIVE Nashville TN 37215-3412

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 28th day of March, 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 28th day of March 2016.

_____
Notary Public

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

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018