WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/03/17 16:20 3 pgs
Fees:18.00 Taxes:1294.63
20170403-0032517

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES: 2/9/2020 (AFFIX SEAL)

Ashley Ann Reiss State of Tennessee Notary Public Williamson County

G-P-17-600-8

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William J. Montgomery and Anna Lima	Everett Financial	
(NAME) **600 Garfield Street #8**	(NAME) 14801 Quorum Dr Suite 300	**81-8-R-3.00CO**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) Dallas, Texas 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATTHEW DYE, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM J. MONTGOMERY AND ANNA LIMA, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being all of Unit No. 8 on the plan of 600 Garfield, a Townhome Development, filed as Exhibit B, and established by the Master Deed filed of record in Instrument No. 20081223-0122393, as amended in Instrument No. 20100517-0037813, as further amended by Second Amendment to Master Deed of record in Instrument No. 20111116-0089694, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Matthew Dye, a single person, by Warranty Deed from Luke Koontz and Molly O. Koontz, husband and wife, recorded May 1, 2015 in Instrument No. 20150501-0039060, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 600 Garfield, a Townhome Development of record in Instrument Number 20081223-0122393, as amended in Instrument No. 20100517-0037813 and Instrument No. 20111116-0089694, Register's Office for Davidson County, Tennessee, with By-Laws for the Administration of 600 Garfield Townhome Association, Inc., appended thereto as Exhibit "C".
- Easement for Sanitary Sewer, Strom Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20080317-0026307, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument Number 20090721-0068094, in the Register's Office for Davidson County, Tennessee.
- Agreement for Private Stormwater Management Facility of record in Instrument Number 20080317-0026281, in the Register's Office for Davidson County, Tennessee.
- Anchor Easement of record in Book 8167, Page 491, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **600 Garfield Street #8, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 30th DAY OF MARCH, 2017.

Matthew Dye

STATE OF ILLINOIS

COUNTY OF COOK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW DYE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of March, 2017.

Notary Public
My Commission Expires: 3/11/2019
(SEAL)

OFFICIAL SEAL
JANA REGEHR ARMSTRONG
Notary Public - State of Illinois
My Commission Expires 3/11/2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

