BILL GARRETT, Davidson County
Trans:T20170033345 DEEDWARR
Recvd: 04/20/17 11:17 2 pgs
Fees:13.00 Taxes:518.00
20170420-0038811

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, fo. this transfer is $140,000.00

Affiant

Subscribed and sworn to before me, this 19th day of April, 2017

Notary Public
My commission expires: 12-4-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner: | **Send Tax Bills to:** | **Tax Information**

The 685 Brewer Drive Trust
Po Box 160772
Nashville, TN 37216

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barbara Montague,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Trey Cain Trustee of The 685 Brewer Drive Trust,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 427 on the Plan of Candlestick Farms, Section IV, as of record in Book 3600, Page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed from William L. Hogue and Harriett D. Hogue, husband and wife, to Leon T. Montague, III and Barbara J. Montague, husband and wife, by deed recorded on August 17, 1984 in Book 6369, Page 11, Register's Office for Davidson County, Tennessee. Being further conveyed from Leon T. Montague, III and Barbara Cheatham Montague, A/K/A Barbara J. Montague, to Barbara Cheatham Montague, single, by Quitclaim Deed recorded on June 15, 2006 of record in Instrument No. 20060615-0071371, Register's Office for Davidson County, Tennessee, with Grantors of Quitclaim having been divorced by decree of record in Book 11341, Page 129, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 685 Brewer Drive, Nashville, TN 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 19th day of April, 2017.

Barbara Montague

Barbara Montague

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee, this the 19th day of April, 2017.

Notary Public

My Commission expires: 1-24-21

FILE NO: 2017014968

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD