THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

BILL GARRETT, Davidson County
Trans:T20170039849 DEEDWARR
Recvd: 05/10/17 11:03 2 pgs
Fees:13.00 Taxes:980.50
20170510-0046372

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
George Michael Momirovic and Sarah Marie Monroe Momirovic 7124 Somerset Farms Drive Nashville, TN 37221	SAME	141-7-B-83.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **LYNDON H. ALMON AND WIFE, JENNIFER HARPER ALMON**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **GEORGE MICHAEL MOMIROVIC AND SARAH MARIE MONROE MOMIROVIC,HUSBAND AND WIFE AS JOINT TENANTS**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the First Revision of Somerset Farms, Section Three, a Planned Unit Development, as of record in Book 7900, Page 741, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lyndon H. Almon and Jennifer Harper Almon by Warranty Deed from Mark Blevins, unmarried, of record on December 13, 1996, at Book 10290, page 111, Davidson County Register of Deeds.

This is improved property known as **7124 Somerset Farms Drive, Nashville, Tennessee 37221** .

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, forever. GRANTORS covenants with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **10th** day of **May**, **2017**:

Lyndon H. Almon

Jennifer Harper Almon

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 **LYNDON H. ALMON AND JENNIFER HARPER ALMON**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of May, 2017:

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $265,000.00.

Amanda Miner
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF MAY, 2017:

Notary Public

My Commission Expires: 23118

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON