GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170512005** EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $185,700.00. Affiant Subscribed and sworn to before me, this 5th day of July, 2017. Notary Public My Commission Expires: 8-20-2019

WARRANTY DEED

Address New Owner: Misty Cotten 608 SPENCE ENCLAVE WAY Nashville TN 37210-3225	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 094-06-0E-005.00 CO

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, **Luke M. Montoya and wife, Morgan E. Montoya** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Misty Cotton,** Unmarried woman, ("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 Number 5 on the Plan of Spence Enclave Townhomes, a Planned Unit Development, as of record in Instrument Number 20061115-0141672 and amended in Instrument Number 20061117-0142842 and Instrument Number 20061213-0153595, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Luke M. Montoya and wife, Morgan E. Montoya by Warranty Deed from R. J. York Homes, LLC, a Tennessee Limited Liability Company, recorded on the 7th day of August, 2007 in Instrument No. 20070807-0093714, in the 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 2017 and thereafter, not yet due and payable.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20061115-0141672, 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102, 20100427-0031915, 20121116-0105801 and Appointment of Successor Trustee recorded at Instrument No. 20140102-0000498.

Easement for Landscape, recorded in Instrument No. 20090107-0001684.

Easement for Storm Water Detention, recorded in Instrument No. 20051219-0151715.

BILL GARRETT, Davidson County
Trans:T20170058074 DEEDWARR
Recvd: 07/07/17 10:54 2 pgs
Fees:13.00 Taxes:687.09

20170707-0068415

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Exception to Easement recorded at Instrument Nos. 20060210-0016418 and 20060210-0016424.

Inspection & Maintenance Agreement for Private Stormwater Management Facilities recorded at Instrument No. 20080409-0035677.

This is improved property located at 608 SPENCE ENCLAVE WAY Nashville TN 37210-3225

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 28 day of June, 2017.

Luke Montoya

Morgan Montoya

STATE OF ILLINOIS)
COUNTY OF CHAMPAIGN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Luke Montoya and Morgan Montoya, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28TH day of JUNE, 2017.

Notary Public

My Commission Expires: 6/13/20

JOHN R TREFZGER
Official Seal
Notary Public - State of Illinois
My Commission Expires Jun 13, 2020