LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,607,800.00

Affiant

Subscribed and sworn to before me, this 13th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-6-19
(AFFIX SEAL)

SHANNON PHILLIPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

Bill Garrett Davidson County
Batch# 13985 DEEDWARR
10/16/2017 10:41:25 AM 2 pgs
Fees: $13.00 Taxes: $5,948.86

20171016-0105687

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby D. Montgomery	New Owner	159-00-0
(NAME)	(NAME)	(MAP)
1222 Old Hickory Blvd.		021.00 & 022.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027		
(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, I/we, **Sheriff Investment Group, LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Bobby D. Montgomery and Cherie G. Montgomery, husband and wife,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Tracts 1 and 2, Final Plat of Sheriff's Estate, of record in Plat at Instrument No. 20170118-0005300, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sheriff Investment Group LLC by Warranty deed from Reita M. Stansell, unmarried, of record in Instrument No. 20150730-0075324 Register's Office for Davidson County, Tennessee, dated July 29, 2015 and recorded on July 30, 2015.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1222 Old Hickory Blvd., Brentwood, Tennessee 37027

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, their heirs and assigns forever; and we do covenant with the 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 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 GRANTEES, 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 13th day of October, 2017.

Sheriff Investment Group, LLC

By:_____
Lance E. Sheriff, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lance E. Sheriff, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager of Sheriff Investment Group, LLC, the within named bargainer, a limited liability company, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the proposes therein contained by signing the name of the limited liability company by the said Lance E. Sheriff as such Chief Manager.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 13th day of October, 2017.

Donna J. Vandermeer
Notary Public

My Commission Expires: 5-6-19

