WARRANTY DEED

Bill Garrett Davidson County
Batch# 17742 DEEDWARR
10/25/2017 09:46:12 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50

20171025-0109303

P-BHHS-17-1814

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-20

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)
Jerry Link and Katrine Link	**CBC National Bank**	
(NAME)	(NAME)	
1814 River Drive	**3010 Royal Boulevard South, Suite 230**	**081-01-0-074.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Alpharetta, GA 30022**	
(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, **DEBORAH L. MONZO AND MICHAEL C. MONZO, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JERRY LINK AND WIFE, KATRINE LINK,** 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:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Hailey's Subdivision of Part of Block 5 in G. T. Sheegog Subdivision at Bordeaux of record in Plat Book 547, Page 155, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 29 fronts 100 feet on the Southeasterly side of River Road and extends back between parallel lines 220 feet, more or less, to the low water mark of the Cumberland River.

Being the same property conveyed to Deborah L. Walker and Michael C. Monzo, as tenants in common, with right of survivorship, both unmarried by Warranty deed from Dona M. Fletcher, Ronda C. Hyman, Terris A. Meadors, Joy P. Cain, Monica Lynn Armstrong, Randall B. Cain of record in Instrument No. 20071001-0116579 Register's Office for Davidson County, Tennessee, dated September 28, 2007 and recorded on October 01, 2007.
The said Deborah L. Walker being one and the same, and now known, as Deborah L. Monzo.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 547, Page 155, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1814 River Drive, Nashville, Tennessee 37218**.

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 20th DAY OF OCTOBER, 2017.

Deborah L. Monzo

Michael C. Monzo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH L. MONZO AND MICHAEL C. MONZO, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of October, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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