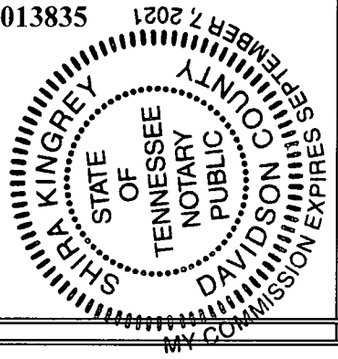
THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 171013835**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,090,000.00. Affiant Subscribed and sworn to before me, this 18th day of December, 2017. Notary Public My Commission Expires:



Bill Garrett Davidson County
Batch# 40152 DEEDWARR
12/21/2017 09:39:54 AM 2 pgs
Fees: $13.00 Taxes: $4,033.00
20171221-0129928

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Drew Simmons and Kelly Simmons 2807 A WHITE OAK DR Nashville TN 37215-1221	New Owner	Tax Parcel ID No. 117030X00200CO

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, **Montgomery Classic Construction, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Drew Simmons and Kelly Simmons, husband and wife**, ("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 B, White Oak Commons, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions as shown on plat of record in Instrument No. 20161018-0110001, in the Register's Office, Davidson County, Tennessee, to ,which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from John M. Spivey, married to ElJack Custom Homes, LLC, as recorded on the 25th day of October, 2016 in Instrument No. 20161025-0112765 and part of Warranty Deed from William Patrick Clements, unmarried and Donna C. Clements, unmarried to John M. Spivey, married, as recorded on the 6th day of June, 2016 in Instrument No. 20160606-0056863, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from ElJack Custom Homes, LLC. to Montgomery Classic Constructions, LLC, a Tennessee Limited Liability Company, as recorded on the 12th day of December, 2017 in Instrument No. 20171212-0126706, 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 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHARONDALE HEIGHTS, as recorded in Plat Book 1835, Page(s) 109.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2031, Page 143; Book 2105, Page 252, Book 2739, Page 233 and Instrument No. 20161018-0110001.

Charter recorded at Instrument No. 20161018-0110000.

This is improved property located at 2807 A WHITE OAK DR Nashville TN 37215-1221

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 18th day of December, 2017.

Montgomery Classic Construction, LLC.

By: _____
John Montgomery, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Montgomery, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is President of Montgomery Classic Construction, LLC., a Tennessee Limited Liability Company the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 18th day of December, 2017.

_____
Notary Public

