THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 171214459** Bill Garrett Davidson County Batch# 54798 **DEEDWARR** 02/05/2018 09:23:42 AM 2 pgs Fees: $13.00 Taxes: $3,681.50 20180205-0011186	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $995,000.00. Affiant Subscribed and sworn to before me, this 1st day of February, 2018. Notary Public My Commission Expires: KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Ribas and Jennifer Ribas 805 BROOK HOLLOW RD Nashville TN 37205-1215	New Owner	Tax Parcel ID No. 10215009800

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 **Michael Ribas and Jennifer Ribas, 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 Lot 195, Section "C", Horton Heights, as shown on plat of record in Plat Book 2133, Page 69, 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 to Montgomery Classic Construction, LLC, a Tennessee limited liability company and Sam Logan by Warranty Deed from Angela Floersh Mayo, Monica Maria Floersh, Frank Alexander Floersh, Ann Floersh Quarterman, Laura Floersh Moore, Julia Floersh Pierce, Helen Floersh Bare and Tammie Davis Floersh as the Beneficiaries of the Estate of Helen Martin Floersh and Frank Alexander Floersh as the Executor of the Estate of Helen Martin Floersh, recorded on the 5th day of August, 2016 in Instrument No. 20160805-0081608, in the Register's Office of Davidson County, Tennessee. and by Quitclaim # 20180205-0011185 ROOC

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 SECTION "C", HORTON HEIGHTS, as recorded in Plat Book 2133, Page(s) 69, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2200, Page 490 and Book 2395, Page 575.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 4320, Page 16.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South

This is improved property located at 805 BROOK HOLLOW RD Nashville TN 37205-1215

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 1st day of February, 2018.

Montgomery Classic Construction, LLC.

By: _____, Agent
Will Chapman, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent (or other officer authorized to execute the instrument) of Montgomery Classic Construction, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized agent.

Witness my hand and official seal, at office in Nashville, Tennessee, this 1st day of February, 2018.

_____
Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018