Bill Garrett Davidson County Batch# 75378 **DEEDWARR** 04/02/2018 12:23:59 PM 2 pgs Fees: $13.00 Taxes: $1,665.00 20180402-0030305	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $450,000.00 Affiant Subscribed and sworn to before me, this the 29th day of March, 2018 Notary Public My commission expires: 9.20.19 AFFIX SEAL

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Timothy W. Clark, Jr.	New Owner	**172-13-0A-045.00 CO**
221 Newton Nook		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Conrado Montoya, Jr. and Craig Montoya

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy W. Clark, Jr. and Robert E. Bowling, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 114, as shown on the map entitled Section One, Williams Grove, of record in Plat Book 9700, pages 580-582, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CONRADO MONTOYA, JR., by deed from DEBBIE BELCASTRO, of record in Instrument No. 20100609-0044838, dated May 12, 2010, said Register's Office. Being further conveyed to CONRADO MONTOYA, JR. AND CRAIG MONTOYA, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by quitclaim deed from CONRADO MONTOYA, JR., of record in Instrument No. 20101014-0082265, dated May 12, 2010, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (_X_) Unimproved (____) property known as **221 Newton Nook, Brentwood, TN 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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 29th day of March, 2018.

Conrado Montoya, Jr.

Craig Montoya

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Conrado Montoya, Jr. and Craig Montoya**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **29th** day of **March, 2018.**

Notary Public

My Commission Expires: 10-3-2021

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY