THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-24529

Bill Garrett Davidson County
Batch# 82473 DEEDWARR
04/18/2018 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20180418-0036703

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 599,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 2/27/2022

(AFFIX SEAL)

DIANA WARSOP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly M. Montoya	SWBC Mortgage Corp.	
1039 Draughon Avenue	9311 San Pedro #100	11809009400
Nashville, TN 37204	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Duncan McLeod Allen and wife, Madeleine Sloan Crawford Allen,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelly M. Montoya, unmarried.**

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 the Easterly 25 feet of Lot No. 1 and the Westerly 50 feet of Lot No. 2 on the Plan of unapproved Map of Section One, Oriental Golf Club Subdivision, of record in Plat Book 1424, Page 10, in the Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the Southerly margin of Draughon Avenue, 677 feet East of the Easterly margin of the Granny White Pike; thence with the margin of said Avenue Easterly 75 feet to a point which is 25 feet West of the common line between Lots Nos. 2 and 3; thence Southerly parallel with said line, 178.1 feet to the line between Lots Nos. 2 and 19; thence with the line between said lot and the line between Lots Nos. 1 and 20, Westerly 75 feet to a point; thence Northerly 176.2 feet to the point of beginning.

Being the same property conveyed to Duncan McLeod Allen and Madeleine Sloan Crawford Allen, husband and wife by Warranty Deed from Davis Nail and Laura R. Nail, of record in Instrument No. 20150218-0013666, Register's Office for Davidson County, Tennessee, dated February 13, 2015 and recorded on February 18, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1039 Draughon Avenue, Nashville, TN 37204.**

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 our hand(s) this the 16th day of April, 2018.

Duncan McLeod Allen

Duncan McLeod Allen

Madeleine Sloan Crawford Allen

Madeleine Sloan Crawford Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Duncan McLeod Allen and Madeleine Sloan Crawford Allen,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16th day of April, 2018.

My Commission expires: March 3, 2020

Notary Public

R. L. MUSSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

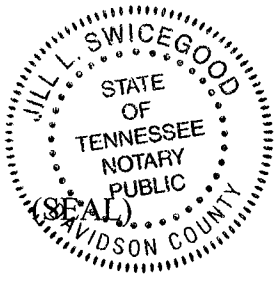
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018

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