Bill Garrett Davidson County
Batch# 87549 DEEDWARR
05/02/2018 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20180502-0041860

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $299,900.00. Affiant Subscribed and sworn to before me, this the 30th day of April, 2018. Notary Public My commission expires: 7/2/18

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MARTHA BROWN

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers
Amy E. Montgomery	New owner	
1015 Fatherland Street, Apt. 211		083130B21100CO
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **VICTOR BARTLEY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMY E. MONTGOMERY, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 211, with a street address of 1015 Fatherland, Nashville, Tennessee 37206, as shown on the revised condominium plat, which is attached to the Master Deed of 37206 Building of record in Instrument No. 20060123-0131426, as re-recorded in Instrument No. 20061101-0135575 and as re-recorded in Instrument No. 20061113-0140782 and amended in Instrument No. 20070112-0005378 and 20140117-0004964 and subject to all terms and conditions of the Master Deed of record in Instrument No. 20051006-0120763, as amended, all of the Registers office for Davidson County, Tennessee, to which plat reference is made for location of the above unit.

Being the same property conveyed to Victor Bartley, unmarried by Warranty deed from Terrah M. Hamilton and Hunter Hamilton, wife and husband of record in Instrument No. 20150319-0023500 Register's Office for Davidson County, Tennessee, dated March 4, 2015 and recorded on March 19, 2015.

Being the same property conveyed to Sixty Four Investments, LLC by Quitclaim deed from Victor Bartley of record in Instrument No. 20150401-0028068, Register's Office for Davidson County, Tennessee, dated March 30, 2015 and recorded on April 1, 2015.

Being the same property conveyed to Victor Bartley, unmarried by Quitclaim deed from Sixty Four Investments, LLC of record in Instrument No. 20180430-0040500 Register's Office for Davidson County, Tennessee, dated April 30, 2018 and recorded on April 30, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1015 Fatherland Street, Apt. 211, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of April, 2018.

Victor Bartley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Victor Bartley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of April, 2018.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

True Copy Certification

I, MARTHA BROWN, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4.24.19

Notary' Seal (if on paper)

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY