THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180415786

Bill Garrett Davidson County
Batch# 90371 **DEEDWARR**
05/09/2018 10:05:07 AM 2 pgs
Fees: $13.00 Taxes: $815.85

20180509-0044366

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$220,500.00~~.

Affiant

Subscribed and sworn to before me, this 8th day of May, 2018.

Notary Public
My Commission Expires: 9/29/2018

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jason Bollenbaugh	~~New Owner~~ Movement MTG	Tax Parcel ID No.
609 Spence Enclave Way	8024 Calvin Hall Rd	094160E10100CO
Nashville TN 37210	Indian Lake, SC 29707	

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, **Luke Montoya and wife, Morgan Montoya** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Bollenbaugh, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No. 101, on the Plan of Spence Enclave Townhomes, a Planned Unit Development, of record in Instrument Number 20061115-0141672; as amended in Instrument Numbers 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102, 20100427-0031915, and Instrument Number 20121116-0105801, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Luke Montoya and wife, Morgan Montoya by Warranty Deed from Richard Clark and wife, Paula McDonnell, recorded on the 1st day of July, 2015 in Instrument No. 20150701-0063779, 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.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20061115-0141672, 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102, 20100427-0031915, Affidavit recorded at Instrument Nos. 20100428-0032407 and 20121116-0105801 and Appointment of Successor Trustee recorded at Instrument No. 20140102-0000498.

Easement for Landscape, recorded in Instrument No. 20090107-0001684.

Easement for Storm Water Detention, recorded in Instrument No. 20051219-0151715.

Exception to Easement recorded at Instrument Nos. 20060210-0016418 and 20060210-0016424.

Inspection Maintenance Agreement for Private Stormwater Management Facilities recorded at Instrument Nos. 20080409-0035677, 20060210-0016418 and 20060210-0016424.

This is improved property located at 609 Spence Enclave Way Nashville TN 37210

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 8th day of May, 2018.

Luke Montoya

Morgan Montoya

STATE OF Illinois)
COUNTY OF Champaign)

LAURA SCHULTZ
Official Seal
Notary Public – State of Illinois
My Commission Expires Dec 21, 2021

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Luke Montoya and Morgan Montoya, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of May, 2018.

Notary Public

My Commission Expires: Dec. 21, 2021

Mail to

Jim R. Vanderpool, P.C.
[illegible] Seaboard Lane, Suite G-104
[illegible], TN 37067