Bill Garrett Davidson County
Batch# 100674 DEEDWARR
06/05/2018 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,605.43
20180605-0053751

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0302

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $433,900.00

Affiant

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES APR 11, 2020

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of May, 2018

Notary Public
Commission Expires: 4-11-2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Antonio Montiel 5428 Brownstone Drive Brentwood, TN 37027	US Bank Home Mtg 7601 Penn Ave S. Ste A1 Richfield MN 55423	171-04-0A-037.00-CO

WARRANTY DEED

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, I/WE,

Michael W. Tate and Janet H. Tate, Trustees of the Michael W. Tate and Janet H. Tate, Joint Revocable Living Trust Agreement, U/A.D April 30, 1996

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Antonio A. Montiel and Kimberly J. Montiel, husband and wife,

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 No. 82 on the Plan of Section One, Brownstone, R40 Residential P.U.D of record in Plat Book 9700, Page (s) 496 and 497, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael W. Tate and Janet H. Tate, Trustees of The Michael W. Tate and Janet H. Tate Joint Revocable Living Trust Agreement U/A/D April 30, 1996 by Warranty deed from Andrew J. Hinkle and wife, Jennifer L. Hinkle of record in Instrument No. 20040707-0080740 Register's Office for Davidson County, Tennessee, dated June 28, 2004 and recorded on July 07, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5428 Brownstone Drive, 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 we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of May, 2018.

M. W. T. - TRUSTEE
Michael W. Tate, Trustee

Janet H. Tate, Trustee
Janet H. Tate, Trustee

State of Tennessee

County of Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Michael W. Tate and Janet H. Tate, with whom I am personally acquainted, (or proved to me to on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Trustees of the Michael W. Tate and Janet H. Tate, Joint Revocable Living Trust Agreement U/A/D April 30, 1996, the within named bargainor, as Trust, and Michael W. Tate and Janet H. Tate, being so authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust themselves as Trustees of said Trust.

Witness my hand and official seal at office, on this the 30 day of May, 2018.

Notary Public

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/30/20

(SEAL)

True Copy Certification

I, Yvette Meldrum, 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 Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 7-11-20

