Re: Perrone & Young
tpark Drive
Suite 330
Brentwood, TN 37027

(3)

WARRANTY DEED

Bill Garrett Davidson County
Batch# 109478 DEEDWARR
06/27/2018 10:49:01 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20180627-0061919

W-FSR-18-4208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 9.30.19
(AFFIX SEAL)

KIM SEWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Brandon Adcock and Laura Adcock	Renasant Bank	
(NAME)	(NAME)	141-06-0C-137.00-CO
4208 Blackwater Drive	2001 Park Place N, Suite 650	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Birmingham, AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAWRENCE ANTHONY MONTALTO, II AND KRISTINE LEE OPPENHEIM N/K/A KRISTINE LEE MONTALTO, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRANDON ADCOCK AND LAURA ADCOCK, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 151 on the Plan of Riverbridge, Phase 2, Section 1, of record in Instrument No. 20090205-0009854, 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 Lawrence Anthony Montalto, II and Kristine Lee Oppenheim, as tenants in common with right of survivorship by Warranty Deed from Kendra L. Caldwell and husband, Robert M. Caldwell, of record in Instrument No. 20140603-0047908, Register's Office for Davidson County, Tennessee, dated May 28, 2014 and recorded on June 03, 2014.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the P.U.D. Boundary Plat of record in Instrument No. 20020709-0082561, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Instrument No. 20090205-0009854, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20030205-0016044, as amended in Instrument No. 20030303-0027396, Instrument No. 20030806-0111893, Instrument No. 20100330-0027395 and Instrument No. 20090317-0023975, Register's Office for Davidson County, Tennessee.
- By-Laws of HOA of record in Instrument No. 20030218-0020999, in the Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Instrument No. 20030218-0020998, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA of record in Instrument No. 20030303-0027395, Instrument No. 20030806-0111892, Instrument No. 20090317-0023974 and Instrument No. 20100330-0023631, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 1298, Page 244, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utilities of record in Book 7601, Page 415, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20021217-0155374, in the Register's Office for Davidson County, Tennessee.
- Deed of Easement of record in Instrument No. 20090508-0042536, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4208 Blackwater Drive, Nashville, Tennessee 37221**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 22nd DAY OF JUNE, 2018.

Lawrence Anthony Montalto, II by Laura Mitchell, Attorney-in-fact

Lawrence Anthony Montalto, II by Laura Mitchell,
Attorney in Fact

Kristine Lee Oppenheim n/k/a Kristine Lee Montalto by Laura Mitchell, Attorney-in-fact

Kristine Lee Oppenheim n/k/a Kristine Lee Montalto
by Laura Mitchell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LAWRENCE ANTHONY MONTALTO, II AND KRISTINE LEE OPPENHEIM N/K/A KRISTINE LEE MONTALTO, and who acknowledged he/she/they executed the same as the free act and deed of the said LAWRENCE ANTHONY MONTALTO, II AND KRISTINE LEE OPPENHEIM N/K/A KRISTINE LEE MONTALTO.

Witness my hand and official seal, this the 22nd of June, 2018.

Jordan T Myers

Notary Public
My Commission Expires: 01-06-2020
(SEAL)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212