57-18

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

CRT File No. 180616538

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,130,000.00.

D. Shea N
Affiant

Subscribed and sworn to before me, this29th day of June, 2018.

Notary Public
My Commission Expires: 5-6-19

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2019

Bill Garrett Davidson County
Batch# 111125 DEEDWARR
06/29/2018 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $7,881.00
20180629-0063413

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rodney French and Kelly French 109 Loring Court Nashville TN 37220	New Owner	Tax Parcel ID No. 132-13-0-099.00

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, **Michael Francis Montijo and Patricia Ann-Jamieson-Montijo, Trustees of The Montijo Joint Trust, dated December 16, 2015** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rodney S. French and Mary Kelly French, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 2 , as shown on the map entitled Resubdivision of Loring Court, of record in Instrument No. 20110902-0068196, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MICHAEL F. MONTIJO and PATRICIA JAMIESON-MONTIJO, HUSBAND AND WIFE, by deed from BATTERY LANE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20130424-0040552, dated April 22, 2013, said Register's Office.

MICHAEL F. MONTIJO and PATRICIA JAMIESON-MONTIJO, HUSBAND AND WIFE conveyed their interest to MICHAEL FRANCIS MONTIJO AND PATRICIA ANN JAMIESON-MONTIJO, TRUSTEES OF THE MONTIJO JOINT TRUST DATED DECEMBER 16, 2015 , by quitclaim deed of record in Instrument No. 20151221-0128249, dated December 16, 2015, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 132-13-0-099.00 .

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Instrument No. 20110902-0068196, said Register's Office. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20070412-0043803, amended in Instrument No. 20130710-0071148, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6218, page 172, said Register's Office.

This is improved property located at 109 Loring Court Nashville TN 37220

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 29th day of June, 2018.

The Montijo Joint Trust, dated December 16, 2015

Michael Francis Montijo, Trustee

Patricia Ann-Jamieson-Montijo, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Francis Montijo, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that she is a trustee of The Montijo Joint Trust, dated December 16, 2015, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of June, 2018.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MY COMMISSION EXPIRES SEPTEMBER 10, 2019

Personally appeared before me, the undersigned, a Notary Public in and for **said County and State,** Patricia Ann-Jamieson-Montijo, with whom I am personally acquainted, and who **acknowledged that he** executed the within instrument for the purposes therein contained and who further acknowledged that she is a trustee of The Montijo Joint Trust, dated December 16, 2015, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of June, 2018.

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2019

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III (Signer's Name), 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.

Ernest D. Bennett III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco (Notary's Name), a notary public for this county and state, Ernest D. Bennett, III (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 7-7-20

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 7, 2020