Prepared By:
Timios, Inc.

5716 Corsa Ave., Suite 102

Westlake Village, CA 91362

Phone: (877) 884-6467

After Recording Return To:
BILL MONTGOMERY
204 COTTAGE LN
NASHVILLE, TN 37214-2012
Property Owner
Send Tax Bills To:
BILL MONTGOMERY
204 COTTAGE LN
NASHVILLE, TN 37214-2012

Bill Garrett Davidson County
Batch# 119109 DEEDWARR
07/23/2018 09:32:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180723-0071300

WARRANTY DEED

ROBERT COWAN DECEASED ON 09-19-2010
PARCEL NUMBER: 084 14 0 183.00

THIS INDENTURE, made this 6th day of July, 2018, by and between BILL MONTGOMERY EXECUTOR OF THE ESTATE OF BILLIE R. MONTGOMERY, party or parties of the first part, hereinafter collectively referred to as GRANTOR, and BILL MONTGOMERY AND LISA N. MONTGOMERY, HUSBAND AND WIFE as party or parties of the second part, hereinafter referred to as GRANTEE (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: For and in consideration of Zero Dollars ($0.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in DAVIDSON, State of Tennessee:

PLEASE SEE EXHIBIT "A" ATTACHED

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.
And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF: The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Bill Montgomery, Executor of the estate of Billie R. Montgomery

Witness 1

BILL MONTGOMERY EXECUTOR OF THE ESTATE OF BILLIE R. MONTGOMERY

Witness 2

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared BILL MONTGOMERY EXECUTOR OF THE ESTATE OF BILLIE R. MONTGOMERY, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 6th day of July, 2018.

My Commission Expires: 10/17/2021

Steven W. Nordstrom
Notary Public

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Bill Montgomery
Executor of the estate of Billie R. Montgomery

Sworn to and subscribed before me this 6th day of July, 2018.

My Commission Expires: 10/17/2021

Steven W. Nordstrom
Notary Public

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT "A"

LEGAL DESCRIPTION

File No: 08-01661108

THE FOLLOWING TRACT OF LAND:

LAND IN DAVIDSON COUNTY, TN BEING LOT NO. 3 ON THE PLAN OF DONELSON MEADOWS OF RECORD IN BOOK 1835, PAGE 35, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID LOT NO. 3 IS DESCRIBED AS BEGINNING AT A POINT IN THE WESTERLY MARGIN OF COTTAGE LANE, THE COMMON CORNER OF LOTS 2 AND 3; THENCE WITH THE LINE BETWEEN SAID LOTS WESTERLY 180 FEET TO THE WESTERLY MARGIN OF COTTAGE LANE; THENCE WITH THE MARGIN OF SAID LANE SOUTHERLY 80 FEET TO THE BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO R. W. CRAVENS CONSTRUCTION COMPANY INC., BY DEED OF SOUTHERN TRUST COMPANY DATED AUGUST 24,1950, OF RECORD IN BOOK 1880, PAGE 407, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND WHICH DEED WAS CORRECTED BY AN INSTRUMENT DATED JUNE 11, 1951, OF RECORD IN BOOK 1976, PAGE 588, REGISTER'S OFFICE FOR SAID COUNTY.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD AFFECTING SAID PROPERTY, INCLUDING 50 FOOT BUILDING SET-BACK LINE, 20 FOOT EASEMENT FOR PUBLIC UTILITIES AND OWNER'S CERTIFICATE AS SHOWN ON PLAT OF RECORD IN BOOK 1835, PAGE 35, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND ALL MATTERS SHOWN ON THE PLAN OF RECORD.

APN: 084 14 0 183.00

BEING THE SAME PROPERTY CONVEYED TO BILLIE CATHERINE MONTGOMERY AND ROBERT COWAN MONTGOMERY, AS HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY BY DEED FROM R.W. CRAVENS COMPANY INC. RECORDED 09/15/2014 IN 201409150084233, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, THE SAID ROBERT COWAN MONTGOMARY HAVING DEPARTED THIS LIFE ON 9/19/2010, AFFIDAVIT OF INHERITANCE RECORDED AS INSTRUMENT 20131206-0124372, AND THE SAID BILLIE CATHERINE MONTGOMERY, SURVIVING TENANT BY THE ENTIRETY HAVING DEPARTED THIS LIFE ON 7/2/2014, AFFIDAVIT OF INHERITANCE RECORDED AS INSTRUMENT 20140915-0084233, WILLIAM BRIDGES MONTGOMERY HAVING BEEN APPOINTED EXECUTOR OF THE ESTATE IN THAT DOCKET NO. 14P1241, ORDER DATED 8/4/2014.

True Copy Certification

I, Julie Flores, 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 California

COUNTY OF Los Angeles

Personally appeared before me, Eliana L. Buenrostro, a Notary Public for this county and state, Julie Flores 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: 3-31-21

ELIANA L. BUENROSTRO
COMM. #2187406
Notary Public - California
Los Angeles County
My Comm. Expires Mar. 31, 2021