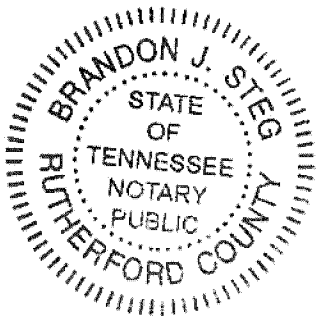
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Dawn Montgomery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES: 4-16-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Joseph Montgomery and Dawn Montgomery	New Owner	188 10 0A 088.00
(NAME)	(NAME)	
206 Bird Nest Alley		
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-Five Thousand And No/100 Dollars ($185,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Nadja Parton and husband, William S. Parton**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joseph Montgomery and wife, Dawn Montgomery**, 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:

Property known as 206 Birdnest Alley Nolensville, TN 37135, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Carothers Crossing, Phase 2, Section 2 Lots 62-123, as of record in Instrument No. 20070807-0093935, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nadja Riess, an unmarried woman by Warranty Deed from W.H. Smithson, LLC, a Tennessee limited liability company dated May 6, 2008 and recorded May 12, 2008 as Instrument No. 20080512-0048673, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Nadja Parton, married by Quitclaim Deed from Nadja Riess nka Nadja Parton, married dated December 7, 2012 and recorded December 18, 2012 as Instrument No. 20121218-0116503, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MFR-185984FC

Bill Garrett Davidson County
Batch# 122187 DEEDWARR
07/30/2018 10:39:30 AM 2 pgs
Fees: $13.00 Taxes: $684.50
20180730-0073932

unimproved ☐

This is improved ☒ property, known as 206 Bird Nest Alley, Nolensville, TN 37135

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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

William S. Parton, spouse of Nadja Parton, hereby joins in this conveyance to convey any and all right, title, claim or interest he may have in and to said property, marital or otherwise.

Witness our hands this 27th day of July, 2018.

Nadja Parton

William S. Parton

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Nadja Parton and William S. Parton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of July, 2018.

Notary Public

My Commission Expires: 4-16-22

(SEAL)

BRANDON J. STEG
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: MFR-185984FC

True Copy Certification

I, Penny Y. Ray, 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, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/17
Notary Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY