BOX 10-A

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 151655 DEEDWARR
10/16/2018 10:05:42 AM 3 pgs
Fees: $18.00 Taxes: $1,598.40

20181016-0102299

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF October 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires November 5, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jayson Christopher Montgomery and William Michael Marlin	F&M Bank	
(NAME)	(NAME)	
1408 B Monetta Avenue	10 Cadillac Drive, Suite 100	072-11-3A-002.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Brentwood, Tn 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **PAUL KOSHMIDER, MARRIED AND JAMIE LYNN KOSHMIDER, MARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAYSON CHRISTOPHER MONTGOMERY AND ALYSSA MONTGOMERY, HUSBAND AND WIFE AND WILLIAM MICHAEL MARLIN, MARRIED, AS TENANTS IN COMMON WITH TIGHT OF SURVIVORSHIP**, 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 Unit B of 1408 Monetta Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1408 Monetta Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151228-0129943, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1408 Monetta Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151228-0129943, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed by Quitclaim Deed from Brad Alvin Henke and Jennifer L. Jirschele, husband and wife to Paul Koshmider, married and Jamie Lynn Koshmider, unmarried, as Tenants in Common with Right of Survivorship as recorded on the 30th day of March, 2017 in Instrument No. 20170330-0031135; Warranty Deed from 1408 Monetta, LLC, a Tennessee Limited Liability Company to Brad Alvin Henke and Jennifer L. Jirschele, husband and wife as recorded on the 11th day of October, 2016 in Instrument No. 20161011-0107006, in the Register's Office of Davidson County, Tennessee.

This was never the principal place of residence for Paul Koshmider.

Amarildo Mutaj joins in to convey any marital interest he may have.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1408 B Monetta Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 hand this 17th day of October, 2018

Paul Koshmider BY: Jamie Lynn Koshmider Attorney in fact

PAUL KOSHMIDER, BY: JAMIE LYNN KOSHMIDER, ATTORNEY IN FACT

Jamie Lynn Koshmider

JAMIE LYNN KOSHMIDER

AMARILDO MUTAJ

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jamie Lynn Koshmider and Amarildo Mutaj, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17th day of October, 2018.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires November 5, 2019

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 12th day of October, 2018, before me personally appeared Jamie Lynn Koshmider, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Paul Koshmider and acknowledged that she executed the same as the free act and deed of Paul Koshmider.

Witness my hand and official seal at Nashville, Tennessee this 12th day of October, 2018.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires