Prepared by:
The Law Office of Ryan Trammel, PLLC
2732B Hartsville Pike
Lebanon, TN 37087

Karen Y Johnson Davidson County
Batch# 154041 DEEDWARR
10/25/2018 11:03:58 AM 2 pgs
Fees: $13.00 Taxes: $370.00

20181025-0105811

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of October, 2018.

Notary Public
My commission expires: 12-6-2020

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Ashley P. Montgomery 211 Lake Cove Old Hickory, TN 37138	New owner	064040036.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Crystal Gammon**, hereinafter referred to as Grantor, has bargained and sold, and hereby transfers and conveys to **Ashley P. Montgomery**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows: to- wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 4-A ON THE PLAN OF SECTION ONE, LAKE COUNTRY, AS OF RECORD IN PLAT BOOK 5200, PAGE 493, AS AMENDED ON THE ZONE LOT DIVISION, LOT 4, LAKE COUNTRY, AS OF RECORD IN PLAT BOOK 5800, PAGE 318, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO CRYSTAL D. THOMPSON BY DEED FROM JOYCE C. CAGLE N/K/A JOYCE C. MONTGOMERY AND HUSBAND, FRED MONTGOMERY RECORDED IN INSTRUMENT NO. 200811050109882, SAID REGISTER'S OFFICE. FURTHER BEING THE SAME PROPERTY CONVEYED TO CRYSTAL GAMMON BY DEED FROM CRYSTAL GAMMON, F/K/A CRYSTAL D. THOMPSON, RECORDED IN INSTRUMENT NO. 201701120003909, SAID REGISTER'S OFFICE.

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

This property is improved property known as 209 Lake Cove, Old Hickory, TN 37138.

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, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor further covenants and binds herself, her heirs, successors, assigns and

representatives, to warrant and forever defend the title to said land to said Grantee, her 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 22nd day of October, 2018.

Crystal Gammon

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Crystal Gammon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand, this 22nd day of October, 2018.

Notary Public
State of Tennessee at Large

My Commission expires: December 6, 2020

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY