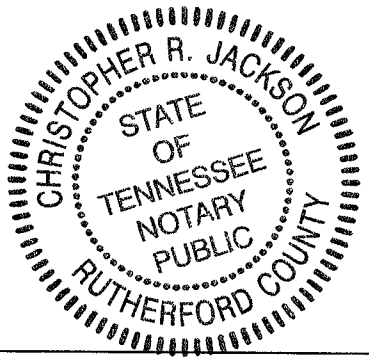
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$825,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THE 16th DAY OF November, 2018

Notary Public

MY COMMISSION EXPIRES: March 18, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew & Kathleen Yabroudy	Angel Oak Home Loans LLC	14414001500
(NAME)	(NAME)	
2206 Chickering Lane	3060 Peachtree Road NW., Ste. 500	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Atlanta, GA 30305	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 22th day of October, 2018, by and between **William Scott Montgomery and Amy Baron Montgomery, husband and wife** party of the first part and **Matthew J. Yabroudy and Kathleen M. Yabroudy, husband and wife,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), 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 the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Lot No. 19, on the Plan of Chickering Valley, of record in Plat Book 2331, Pages 121, 122 and 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William Scott Montgomery and wife, Amy Baron Montgomery, by Warranty Deed from Peggy O. Maguire, unmarried, dated April 27, 2012 and recorded May 01, 2012 of record in Instrument No. 20120501-0037122, Register's Office for Davidson County, Tennessee.

This property is improved property known as: 2206 Chickering Lane, Nashville, TN 37215

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, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for:

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons

Karen Y Johnson Davidson County
Batch# 162194 DEEDWARR
11/19/2018 10:28:30 AM 4 pgs
Fees: $23.00 Taxes: $3,052.50
20181119-0113522

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

William Scott Montgomery
WILLIAM SCOTT MONTGOMERY

Amy Baron Montgomery
AMY BARON MONTGOMERY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named WILLIAM SCOTT MONTGOMERY, 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 at office this 22nd day of October, 18.

Commission expires: 11.8.21

Jennifer Gregory
Notary Public

JENNIFER GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named AMY BARON MONTGOMERY, 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 at office this 22nd day of October, 18.

Commission expires: 11.8.21

Jennifer Gregory
Notary Public

JENNIFER GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT B

All matters shown on the plat of record in Plat Book 2331, Pages 121, 122 and 123, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, restrictions and easements, if any, recorded as Book 2542, Page 25, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 7796, Page 590 in the Register's Office of Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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