Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2292

Karen Y Johnson Davidson County
Batch# 169782 **DEEDWARR**
12/04/2018 08:43:17 AM 2 pgs
Fees: $13.00 Taxes: $536.13

20181204-0117956

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of November, 2018

Notary Public

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Commission Expires: 12/15/21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kevia J. Montgomery 3264 Luann Drive Antioch, TN 37013	Navy Federal Credit Union Po Box 3326 Merrifield, VA 22119	150-10-0-104.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Amanda Dean. Successor Trustee of The 3264 Luann Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevia J. 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:

Land in Davidson County, Tennessee, being Lot No. 27-A on the Plan of Zone Lot Division, Lots Nos. 21-30, on the Plan of Cherry Hills, Section 12 of record in Plat Book 6250, Page 466, amending Plat Book 6250, Pages 174 and 175, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Josh Terry, Trustee of The 3264 Luann Trust by Warranty deed from Greta Annette Lantz, unmarried of record in Instrument No. 20180820-0082386 Register's Office for Davidson County, Tennessee, dated August 15, 2018 and recorded on August 20, 2018.

The said Josh Terry having resigned as Trustee and the said Amanda Dean having been appointed Successor Trustee under The 3264 Luann Trust.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **3264 Luann Drive, Antioch, TN 37013.**

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of November, 2018.

Amanda Dean. Successor Trustee

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Amanda Dean, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Successor Trustee of The 3264 Luann Trust the within named bargainor, and that she as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 28th day of November, 2018.

LAUREN LAMBERTH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(Notary Seal)

Notary Public

My Commission Expires: 03.23.21