STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $351,000.00.

Laura Montoya
Affiant

CHRISTOPHER BUCKLEY BUTLER STATE OF TENNESSEE NOTARY PUBLIC WILSON CO.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2019.

Notary Public
MY COMMISSION EXPIRES: 9-20-21
File No. G19-4183

Karen Johnson Davidson County
Batch# 191001 DEEDWARR
02/01/2019 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,298.70
20190201-0009944

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Laura Montoya<br>(NAME) | Cross Country Mortgage<br>(NAME) | 142-2-127 |
| 7421 Harrow Drive<br>(STREET ADDRESS) | 6850 Miller Road<br>(STREET ADDRESS) | |
| Nashville, TN 37221<br>(CITY) (STATE) (ZIP) | Brecksville, OH 44141<br>(CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, I, **Parie Lee Whitely, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura Montoya, a single woman,** 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. 140 on the Plan of Cross Timbers, Section 3, as of record in Book 4175, page 21, Register's Office for said County, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to William M. Whitley and wife, Parie Lee Whitely by Deed dated April 15, 1975 from Ronald C. Donley and wife, Julie Goodell Donley, recorded April 16, 1975, in Book 4904, Page 416, Register's Office of Davidson County, Tennessee. The said William M. Whitley having since died March 21, 2011, leaving title vested in Parie Lee Whitley as surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 4175, page 21, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Book 4242, page 758 and Book 4318, page 654, Register's Office for Davidson County, Tennessee.

3. Notice of record in Book 5875, page 802, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 7421 Harrow Drive, Nashville, TN 37221.

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. Whenever 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/our hand(s) this 31st day of January, 2019.

x Parie Lee Whitely

Parie Lee Whitely

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of January, 2019, before me personally appeared Parie Lee Whitely, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand, at office, this 31st day of January, 2019.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/21/22

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**

# True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY