Karen Johnson Davidson County Batch# 201077 **DEEDWARR** 03/01/2019 01:17:33 PM 2 pgs Fees: $13.00 Taxes: $2,445.70 20190301-0018854	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is ~~$661,000.00~~. Affiant Subscribed and sworn to before me, this ~~the~~ 26th day of February, 2019. Notary Public My commission expires: (AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2021

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dowd Development & Design, LLC	**NEW OWNER**	**116-11-0-084.00**
1518 Clayton Ave		
Nashville, TN 37212		

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, WE,

LEMUEL EGGLESTON MONTGOMERY, II, TRUSTEE OF THE PEGGY MONTGOMERY MORGAN LIVING TRUST, DATED MAY 22, 2000

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dowd Development & Design, LLC

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, Being a tract of land in the Seventh Civil District of said County, fronting on the north side of Abbott Martin Road, and lying immediately in the rear of Lot No. 33 on the Plan of Walnut Grove Subdivision, as of record in Book 974, page 2, Register's Office for said County; and being part of Lot 95 and a small part of an unnumbered tract lying in the rear of Lot 95 on the Plan of Royal Oaks Land Company's Subdivision, as of record in Book 421, page 102, Register's Office for said County, which unnumbered tract is also shown on a plat of the re-subdivision of a part of Royal Oaks, as of record in Book 974, page 4, Register's Office for said County.

BEGINNING at a point on the northerly margin of Abbott Martin Road, at a white post at the southeast corner of Lot No. 33 on the Plan of Walnut Grove Subdivision as of record in Book 974, page 2, said Register's Office; thence South 78° East 63 feet to a stake; thence South 85° 20' East 50 feet to a stake; thence leaving Abbott Martin Road North 5° East 238.2 feet to a stake; thence North 89° 30' West along a fence 113 feet to a stake at the northeast corner of Lot No. 33 on the Plan of Walnut Grove Subdivision above mentioned; thence along the east line of said Lot No. 33, South 5° West 217 feet to the beginning.

Being the same property conveyed to PEGGY F. MONTGOMERY, by deed from JEANNE P. ZERFOSS, UNMARRIED, of record in Book 5746, page 191, dated May 15, 1981, said Register's Office. Being further conveyed to LEMUEL EGGLESTON MONTGOMERY, II, TRUSTEE OF THE PEGGY MONTGOMERY MORGAN LIVING TRUST, DATED MAY 22, 2000, by quitclaim deed from PEGGY F. MONTGOMERY, of record in Instrument No. 20000523-0051551, dated May 22, 2000, said Register's Office. The said Peggy Montgomery Morgan having since died on or about April 18, 2018.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-DD-19-3914

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **3914 Abbott Martin Road, Nashville, TN 37215.**

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 26th day of February, 2019.

LEMUEL EGGLESTON MONTGOMERY, II, TRUSTEE OF THE PEGGY MONTGOMERY MORGAN LIVING TRUST, DATED MAY 22, 2000

By: _____
LEMUEL EGGLESTON MONTGOMERY, II, TRUSTEE

STATE OF Mississippi
COUNTY OF Claiborne

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **LEMUEL EGGLESTON MONTGOMERY, II**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the **Trustee** of the within named bargainor, a **Trust**, and that he as such **Trustee**, executed the foregoing instrument for the purposes therein contained by signing the name of the **Trust** by the said **LEMUEL EGGLESTON MONTGOMERY, II** as such **Trustee**.

_____
Notary Public

My Commission Expires: July 7, 2020

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 102599 JOHNNIE TORY Commission Expires July 7, 2020 CLAIBORNE COUNTY