WARRANTY DEED

Karen Johnson Davidson County
Batch# 201427 DEEDWARR
03/04/2019 11:21:37 AM 2 pgs
Fees: $13.00 Taxes: $1,265.03

20190304-0019459

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-18-2019

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $341,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2019

Notary Public

MY COMMISSION EXPIRES: 6/18/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paxton O. Montgomery	F+M Bank	087-01-0-B-018.00 CO
(NAME)	(NAME)	
2157 Christina Court	50 Franklin St.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Christopher Augustin and Danielle Augustin, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paxton O. Montgomery and Shareese B. Montgomery, husband and wife,** 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 all of Lot No. 18, on the Revised Plat for Monticello, as of record in Instrument No. 20060417-0043313, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Robert Young and Liliana Young, husband and wife, by Warranty Deed from D.B. Construction, Inc., formerly known as Alliance Construction, Inc., dated April 29, 2014, of record in Instrument No. 20140505-0037907, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Christopher Augustin and Danielle Augustin, husband and wife, by Warranty Deed from Robert Young and Liliana Young, dated September 1, 2017, of record in Instrument No. 20170905-0091234, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Instrument No. 20060417-0043313; restrictions of record in Instrument No. 20060912-0112994, Instrument No. 20060927-0119791 and Instrument No. 20121212-0114617; easement to Metro Davidson County of record in Instrument No. 20060925-0117948; storm water detention agreement of record in Instrument No. 20040702-0078871; dedication of easement and maintenance agreement for sewage pumps, service lines, ingress/egress and appurtenances of record in Instrument No. 20131002-0103165; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2157 Christina Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 27th day of February, 2019.

Christopher Augustin

Danielle Augustin

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned authority, in and for said County and State, Christopher Augustin and Danielle Augustin, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Mount Juliet, Tennessee, this 27th day of February, 2019.

Notary Public
My Commission Expires: _____

File No.: 28531

RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075