WARRANTY DEED

Karen Johnson Davidson County
Batch# 212593 **DEEDWARR**
04/02/2019 09:09:32 AM 2 pgs
Fees: $13.00 Taxes: $1,254.30

20190402-0029540

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00

Laura Christenson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of April, 2019.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

PREPARED BY: RETURN TO

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Brittney L Whited and Ryan David Whited	Pinnacle Bank	126 16 0A 473.00
(NAME)	(NAME)	
7129 Riverfront Dr	150 3rd Avenue S, Suite 1000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Christian Alexander Montgomery and Kathleen Weber Montgomery, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brittney L Whited and Ryan David Whited, wife and husband**, 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. 466 on the Final Plat of Riverwalk, Phase 3-B, as shown by plat appearing of record in Instrument 20060106-0002328, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Christian Alexander Montgomery and Kathleen Weber Montgomery, husband and wife by Warranty Deed from David L. Christenson and wife, Laura Christenson dated May 28, 2015 and recorded May 29, 2015 as Instrument No. 201505290049619, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7129 Riverfront Dr, Nashville, TN 37221

File Number: GRN-1901771SSO

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 1ST day of April, 2019

Christian Alexander Montgomery

Kathleen Weber Montgomery

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Christian Alexander Montgomery and Kathleen Weber Montgomery, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of April, 2019.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
July 6, 2020

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