Prepared by:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0238S-19

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

Karen Johnson Davidson County
Batch# 224436 DEEDWARR
05/01/2019 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20190501-0040296

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of April, 2019

Notary Public
My Commission Expires: 9/25/19

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	
Lidia Nohemi Avila 2621 Mountain Laurel Drive Antioch, TN 37013	Lidia Nohemi Avila 2621 Mountain Laurel Drive Antioch, TN 37013	Map/parcel: 149-06-0-184.00

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

Carl Montgomery, a married man

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lidia Nohemi Avila , an unmarried woman and Andrew Alounna Kounlavong, Sr., an unmarried man, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), 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, and being all of Lot No. 7, on the plan of OAKWOOD SUBDIVISION, Phase Six, Section Three, as appearing of record in Book 7900, Page 419 and Book 7900, Page 627, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Carl Montgomery, a married man by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America dated 2/28/2011 and filed for record in Instrument Number 20110328-0023517, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements and restrictions of record.

This conveyance is subject to Restrictive Covenants and Easements of record in Book 7981, page 478, Book 8038, page 838, Book 8313, page 17, Book 9237, page 1, Book 9781, page 987, Book 10650, page 785, Book 7954, page 508, Instrument Number 20041118-0138854, Book 6269, page 197, Book 6298, page 582, Book 4411, page 243 and Book 7715, page 152, in the Register's Office for Davidson County, Tennessee.

Janet Montgomery hereby joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that she may have in said property, including but not limited to the marital interest.

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 prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as: 2621 Mountain Laurel 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 GRANTEE(S), his heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the 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 30th day of April, 2019

Carl Montgomery

Janet Montgomery

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within **Carl Montgomery and Janet Montgomery**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2019

Notary Public

My Commission Expires: 7.6.2020

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019