NEW OWNER:

PATRICIA C. LAMONTAGNE
200 DELLROSE DRIVE
NASHVILLE, TN 37214

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-0577

Map & Parcel 08414018500

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 232290 DEEDWARR
05/20/2019 02:27:30 PM 4 pgs
Fees: $23.00 Taxes: $980.87
20190520-0047479

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Sixty-Five Thousand One Hundred and 00/100 Dollars ($265,100.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CINDY M. JOHNSON, TRUSTEE OF THE JAMES R. MAXWELL LIVING TRUST DATED JULY 5, 2012, CINDY M. JOHNSON, JAMES R. MAXWELL, JR., and DAN R. MAXWELL,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **PATRICIA C. LAMONTAGNE,*** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit: *unmarried

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 55 on the Map of Donelson Acres, of record in Plat Book 1835, Page 35, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to JAMES R. MAXWELL AND CINDY M. JOHNSON, CO-TRUSTEES OF THE JAMES R. MAXWELL LIVING TRUST DATED JULY 5, 2012 by Quitclaim Deed from James R. Maxwell and wife, Eleanor M. Maxwell, dated July 5, 2012, and of record in Instrument No. 20120709-0059779, Register's Office for DAVIDSON County, Tennessee. James R. Maxwell is now deceased; therefore, Cindy M. Johnson is the sole Trustee. Cindy M. Johnson, James R. Maxwell, Jr. and Dan R. Maxwell all join in this instrument to convey their individual interest in said property.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **200 DELLROSE DRIVE, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 1835, Page 35, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 15th day of May, 2019.

Cindy M. Johnson

CINDY M. JOHNSON, TRUSTEE OF THE JAMES R. MAXWELL LIVING TRUST DATED JULY 5, 2012

Cindy M. Johnson

CINDY M. JOHNSON

James R. Maxwell Jr.

JAMES R. MAXWELL, JR.

Dan R. Maxwell

DAN R. MAXWELL

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **CINDY M. JOHNSON, TRUSTEE OF THE JAMES R. MAXWELL LIVING TRUST DATED JULY 5, 2012, CINDY M. JOHNSON, JAMES R. MAXWELL, JR., and DAN R. MAXWELL,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of May, 2019.

NOTARY PUBLIC

My commission expires: 6-16-2021

DAVID B. FOUTCH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is **$265,100.00** .

AFFIANT

Sworn to and subscribed to before me this 15th day of May, 2019.

NOTARY PUBLIC

My commission expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm. Exp. 12/15/2021
COUNTY OF WILLIAMSON

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY