WARRANTY DEED	STATE OF TENNESSEE COUNTY OF THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF MAY, 2019. Notary Public MY COMMISSION EXPIRES: 6-26-21 (AFFIX SEAL)

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric J Montgomery (NAME)	Churchill Mortgage Corporation (NAME)	
3805 Katherine Street (ADDRESS)	761 Old Hickory Blvd., Ste 400 (ADDRESS)	06115034600
Nashville TN 37216 (CITY) (STATE) (ZIP)	Brentwood TN 37027 (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, **Jenifer Baker, a single woman**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric J Montgomery**, . single man and, **Elisa K. Morales**, . single woman, HEREINAFTER CALLED THE GRANTEE, 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 the South part of Lot No. 291 on the Plan of Inglewood Place, of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee.

Said part of said lOt No. 291 fronts 55 feet on the West side of Katherine Street and runs back between parallel lines 125 feet to the East line of Lot No. 290.

Being the same property conveyed to Jenifer Baker by virtue of that certain Warranty Deed dated February 22, 2016, and being of record at Instrument No. 20160224-0017666 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 332, Page 101 and Book 4766, Page 444 in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3805 Katherine St Nashville, TN 37216
(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.

Karen Johnson Davidson County
Batch# 236216 DEEDWARR
05/30/2019 09:40:26 AM 2 pgs
Fees: $13.00 Taxes: $1,013.80
20190530-0051092

Witness my hand this 28th day of May, 2019.

Jenifer Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Jenifer Baker** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of May, 2019.

Notary Public

My Commission Expires: 7.5.2021

