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Prepared by:

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Karen Johnson Davidson County
Batch# 241271 DEEDWARR
06/11/2019 09:08:22 AM 2 pgs
Fees: $13.00 Taxes: $3,311.50
20190611-0055805

FOR OFFICIAL USE ONLY

CAROL MONTEE

TO: WARRANTY DEED

MICHAEL G. SPOSATO, ET UX

THIS DEED OF REALTY, executed as of the 10th day of June, 2019, by Grantor, **CAROL MONTEE, unmarried**, to Grantees, **MICHAEL G. SPOSATO and wife, GRACE M. SPOSATO;**

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, to have and to hold to them as tenants by the entirety, and their heirs and assigns forever, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 57 on the Revised Final Plat of Whitworth, Phase 01, of record in Plat Book 7900, Pages 140-144, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> BEING the same property conveyed to Stanley Montee and Carol Montee, husband and wife by Deed dated February 14, 2014, from Parker W. Duncan and Sandra J. Roberts, husband and wife of record in Instrument No. 20140218-0013540, and pursuant to Final Decree of Divorce filed in the Third Circuit Court for Davidson County, Tennessee at Nashville, Docket No. 18D-386, property is awarded to Carol Jean Testa Montee aka Carol Montee. Stanley Montee aka Stanley Aaron Montee having since quitclaimed his interest in said property to Carol Montee by Quitclaim Deed dated July 9, 2018, of record in Instrument No. 20180724-0072075, said Register's Office for Davidson County, Tennessee.

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 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.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day written first herein.

CAROL MONTEE Grantor

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Carol Montee, the within named 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 seal at office this the 10th day of June, 2019.

My Commission Expires: 11/17/20

MATTHEW J. ELLIS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public

Property Owners Name and Mailing Address:

MICHAEL SPOSATO
GRACE SPOSATO
32 ERWIN COURT
NASHVILLE, TN 37205

Person or Entity Responsible for Payment of Property Taxes:

SAME/OWNER

Property Address:

32 ERWIN COURT
NASHVILLE, TN 37205

Map and Parcel No.:

104 14 O G 011.00

STATE OF TENNESSEE, DAVIDSON COUNTY:
I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $895,000.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 10th day of June, 2019.

NOTARY PUBLIC, My Commission Expires:

SHERRI D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019