WARRANTY DEED

Karen Johnson Davidson County
Batch# 259630 DEEDWARR
07/19/2019 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,641.80
20190719-0071099

File No. DH0005453

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $714,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Montgomery Square Unit 7, LLC	New Owner	
(NAME) 1016 A Glendale Ln.	(NAME)	104-14-0R-007.00-CO
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(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, I, **Montgomery Square Unit 7, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Montgomery Square Unit 7, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 7 of Homes at Montgomery Square, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at Montgomery Square, a Horizontal Property Regime, of record in Instrument Number 20170619-0061535, amended in Instrument Number 20180507-0043727 and 20190613-0057054, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit B to said Declaration in Instrument Number 20170619-0061535; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property previously already conveyed to Montgomery Square Unit 7, LLC by Quitclaim Deed of Correction from Domaine Development, LLC of record in Instrument No. 20190624-0060877, Register's Office for Davidson County, Tennessee, recorded on June 4, 2019.

Being a portion of the same property conveyed to Domaine Development, LLC by Warranty Deed from Mary Michelle Anne Dodrill, f/k/a Michelle Bell of record in Instrument No. 20160126-0007506, Register's Office for Davidson County, Tennessee, dated December 22, 2015 and recorded on January 26, 2016.

This deed is being executed and recorded for purposes of reflecting in the public records the consideration given at the time of the previous transfer to Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 519 Chesterfield Avenue, #7, Nashville, TN 37212

(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.

Witness my hand this 19th day of July, 2019.

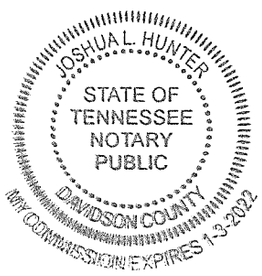
Montgomery Square Unit 7, LLC

By: Jody Allan S. Junia, authorized member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Jody Allan S. Junia, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be authorized member of Montgomery Square Unit 7, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such authorized member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as authorized member.

Witness my hand this 19th day of July, 2019.



Notary Public

My commission expires:

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

