WARRANTY DEED

Karen Johnson Davidson County
Batch# 306663 **DEEDWARR**
10/28/2019 08:52:41 AM 2 pgs
Fees: $13.00 Taxes: $1,607.65

20191028-0109995

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **25TH** DAY OF **OCTOBER, 2019.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rodrick Alan Montgomery and Sheila Renee Montgomery	FirstBank	171030A10500CO
(NAME)	(NAME)	
4713 Potomac Lane	318 Seaboard Lane, Suite 205	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Blanca R. Davis and husband, Costo I. Davis,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rodrick Alan Montgomery and Sheila Renee Montgomery, husband and wife,** hereinafter called the GRANTEES, 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, being Lot No. 210 on the Plan of Section Four, Fredericksburg, of record in Book 7900, Page 509 and Book 7900, Page 749, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Costo I. Davis by deed dated February 29, 1996 from Radnor Homes, Inc., of record in Book 9965, Page 691, Register's Office for Davidson County, Tennessee. Thereafter Costo I. Davis conveyed his interest in said property to Blanca R. Davis and husband, Costo I. Davis by deed dated October 5, 2007 of record in Instrument NO. 20071016-0122444, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4713 Potomac Lane, Brentwood, TN 37027
(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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Witness my/our hands this **25th** day of **October, 2019.**

Blanca R. Davis

Costo I. Davis

State of Tennessee
County of Davidson

On this 25th day of October, 2019, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Blanca R. Davis and Costo I. Davis, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 25th day of October, 2019.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 19-Montgomery

