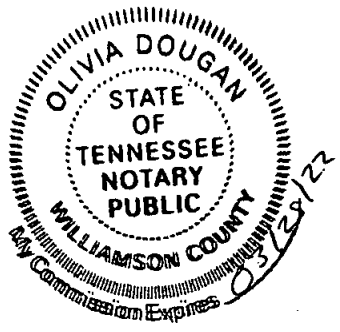
WARRANTY DEED



File No.: AGL-19-1308

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JANUARY, 2020

Notary Public

MY COMMISSION EXPIRES: 03/28/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hidden Valley Homes, LLC	New Owner	071-16-0-082.00
(NAME)	(NAME)	
1728 General George Patton Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **MONTGOMERY 33, GP, A TENNESSEE GENERAL PARTNERSHIP**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **HIDDEN VALLEY HOMES, LLC , A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 17 and the northerly one-half of the easterly one-half of Lot No. 2 on the map of Williams and Hays Company's East Belle View Plan as of record in Book 332, Page 51, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 17 fronts 100 feet on the westerly side of Montgomery Street and together with said part of Lot No. 2, runs back between parallel lines 300 feet to a dead line.

Being the same property conveyed to Montgomery 33, GP, a Tennessee general partnership, by Warranty Deed from Estate of Mattie Pearl Harris-Spann, Tennessee, dated April 03, 2018, recorded April 04, 2018, in Instrument No. 20180404-0031746, in the Register's Office of Davidson County, Tennessee..

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 1308 Montgomery Ave., Nashville, TN 37207
(House Number) (Street)

Karen Johnson Davidson County
Batch# 339252 DEEDWARR
01/07/2020 09:22:23 AM 2 pgs
Fees: $13.00 Taxes: $3,515.00

20200107-0001968

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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 6th day of January, 2020.

Montgomery 33, GP, a Tennessee general partnership

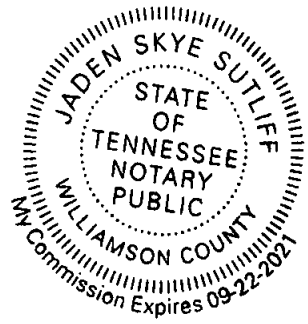
BY: ADAM G. LAFEVOR
ITS: PARTNER

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of January, 2020, before me personally appeared ADAM G. LAFEVOR, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a partner of Montgomery 33, GP, a Tennessee general partnership, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of January, 2020.

Notary Public
My Commission Expires: 09/22/2021



RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171