Karen Johnson Davidson County
Batch# 386821 DEEDWARR
04/16/2020 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $2,173.75
20200416-0039846

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $587,500.00.

Affiant

Subscribed and sworn to me on 04/13/20.

NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Denise Janine Jordan Montagnino Jesse C Montagnino 5704 Templegate Drive Nashville, TN 37221	FirstBank 318 Seaboard Lane, Suite 205 Franklin, TN 37067	156-09-0-023.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Nathan Wright and Brandi Wright, husband and wife, hereinafter called "**GRANTORS**," have bargained and sold, and by these presents do transfer and convey unto Denise Janine Jordan Montagnino and Jesse C Montagnino, wife and husband, hereinafter called "**GRANTEES**," their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Section Two, Revised Templegate, of record In Plat Book 6900, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference Is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Nathan Wright and Brandi Wright, husband and wife, by Warranty Deed from Stephen Lis and Melissa Lis, husband and wife, recorded November 5, 2015, of record in Instrument No. 20151105-0113059, Register's Office for Davidson County, Tennessee.

This is improved property known as 5704 Templegate Drive, Nashville, Tennessee 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 04/13/2020.

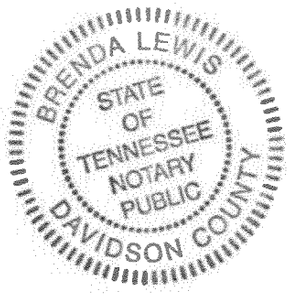
Nathan Wright

Brandi Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 04/13/20, before me personally appeared Nathan Wright and Brandi Wright, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 04/13/20.



NOTARY PUBLIC

My Commission Expires: 11-8-2021

Certificate of Authenticity

I, John Cobb Rochford, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY