Karen Johnson Davidson County
Batch# 430153 DEEDWARR
07/02/2020 01:35:27 PM 2 pgs
Fees: $13.00 Taxes: $3,034.00
20200702-0071915

WARRANTY DEED

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO: ROBIN S. EDWARDS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

MST 2020-0923

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $820,000.00

Jamie Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June, 2020

Robin S. Edwards
Notary Public

MY COMMISSION EXPIRES: 3/25/2023.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam D. Rieck and Maureen E. Rieck	NEW OWNER	104-05-0-029.00
(NAME)	(NAME)	
111 38th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, WE, **Maggie M. Montgomery and Robert Daniel Hood, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam D. Rieck and Maureen E. Rieck, 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, Tennessee, being Lot No. 111 on the Plan of Part of West Grove Subdivision of record in Plat Book 421, Page 109, 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 Laura F. Hodges and husband Robert W. Hodges by Warranty deed from David Tatman, II and wife, Susan Tatman of record in Instrument No. 20140311-0020391 Register's Office for Davidson County, Tennessee, dated March 10, 2014 and recorded on March 11, 2014.

Being the same property conveyed to Maggie M. Montgomery and Robert Daniel Hood, wife and husband by Warranty deed from Laura F. Hodges and husband Robert W. Hodges of record in Instrument No. 20190506-0042250 Register's Office for Davidson County, Tennessee, dated May 02, 2019 and recorded on May 06, 2019.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee. Restrictive Covenant for Detached Structure of record in Instrument Number 20090424-0037277, Register's Office for Davidson County, Tennessee.

This property, known as 111 38th Avenue North, Nashville, TN 37209
(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/our hand(s) this 30th DAY OF JUNE, 2020.

Maggie M. Montgomery by Yvette her attorney in fact

Maggie M. Montgomery by Yvette Meldrum, her Attorney-in-Fact

Robert Daniel Hood by Yvette his attorney in fact

Robert Daniel Hood by Yvette Meldrum, his Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Maggie M. Montgomery and Robert Daniel Hood, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Maggie M. Montgomery and Robert Daniel Hood, as his/her free act and deed for the purposes therein contained, said Power of Attorney filed simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 30th day of June, 2020.

Notary Public

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

(SEAL)