Karen Johnson Davidson County
Batch# 481718 **DEEDWARR**
09/24/2020 08:52:02 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20200924-0109561

RYAN TRAMMEL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

State of Tennessee
County of ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2020

Notary Public

MY COMMISSION EXPIRES: 12-6-2020

(AFFIX SEAL)

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
Ashley P. Montgomery	New Owner	064-16-0D-159CO
(NAME)	(NAME)	
2444 Pleasant Springs Lane	Same	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Millie Sweeney and Kirk Sweeney, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ashley P. Montgomery,** 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. 307 on the Plan of Section Three, Truxton Park of record in Instrument No. 20011024-0116272, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Millie Sweeney and Kirk Sweeney, wife and husband by deed dated August 9, 2002 from Beazer Homes Corp., D/B/A Phillips Builders, a Tennessee Corporation of record in Instrument No. 20020819-0099707, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2444 Pleasant Springs Lane, Hermitage, TN 37076
(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 hands this 21st day of September, 2020.

Millie Sweeney

Kirk Sweeney

State of Tennessee
County of Davidson

On this 21st day of September, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Millie Sweeney and Kirk Sweeney, 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 21st day of September, 2020.

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

File No.: 20-Montgomery

