WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS$ 416,000.00

Affiant
SUBSCRIBED AND SWON TO BEFORE ME, THIS
7th day of April, 2021

Notary Public

MY COMMISSION EXPIRES: 2/26/24
(Affix Seal)

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

Karen Johnson Davidson County
Batch# 612181 DEEDWARR
04/12/2021 10:28:32 AM 2 pgs
Fees: $13.00 Taxes: $1,539.20

20210412-0048006

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara J. Montgomery		
5600 Oakes Drive	**Same as Owner**	**160-14-OF-00100-CO**
Brentwood, TN 37027		
(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, **Gregory Stratton Pierce, Unmarried and Julia Carol Hovan, Unmarried, as Joint Tenants with the right of Survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Barbara J. Montgomery, Unmarried,**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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 5600 Oakes Drive, Brentwood, Brentwood, TN 37027. Said property is being described as follows:

Land in Davidson County, Tennessee, Unit No. 5600 (Parcel No. 1), together with the carport designated No. 5600-C in BRENTWOOD HALL, a Condominium, a Horizontal Property Regime, located at the corner of Old Hickory Boulevard and Oaks Drive, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Hall, Condominium Apartments, recorded in Instrument No. 20110023-0115309 as amended in Instrument No. 20011031-0118967, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Instrument No.20011023-0115544 (as amended in Instrument No. 20020315-0032905), Register's Office for Davidson County, Tennessee, to which reference is hereby made. The Easements, Restrictive Covenants, Conditions and regulations imposed upon and relating to the apartments, property, co-workers and tenants of Brentwood Hall, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Instrument Nos. 20011023-0115544 (as amended in Instrument No. 20020315-0032905) and 20011023-0115545, respectively, Register's Office for Davidson County, Tennessee, and Restrictions in Book 4020, Page 59, said Register's Office, are incorporated in the deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Gregory Stratton Pierce, Unmarried and Julia Carol Hovan, Unmarried, as Joint Tenants with the Right of Survivorship, by QuitClaim Deed from Gregory Stratton Pierce, Unmarried dated 10/19/2012 and filed for record on 10/24/2012 of record in Instrument No. 20121024-0097500, said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (X) Property, known as **5600 Oakes Drive, Brentwood, TN 37027**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands this 7th day of April, 2021.

Gregory Stratton Pierce

Julia Carol Hovan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gregory Stratton Pierce and Julia Carol Hovan** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of April, 2021.

Commission Expires: 3/1/25

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY