WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,500,000.00 .

Katie Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2022.

Notary Public

COMMISSION EXPIRES:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 911596 DEEDWARR
09/01/2022 10:34:02 AM 2 pgs
Fees: $13.00 Taxes: $5,550.00
20220901-0098635

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Montgomery Classic Construction, LLC	Same as New Owner	130-15-0-081
(NAME)	(NAME)	
5123 Virginia Way, #A11		
(ADDRESS)	(ADDRESS)	
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, **Fernando Villalta and Maria de Fatima Lima, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Montgomery Classic Construction, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 No. 9, Block B, on the Plan of Tyne Meade, Section III, of record in Book 1424, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee.

Beginning on the Southerly margin of Hemingway Drive at the corner of Lot Nos. 9 and 10; Thence, with said drive, Westwardly 151.2 feet to the beginning of a curve; Thence, around said curve in a Southwesterly direction 31.42 feet to the Easterly margin of Arco Drive; Thence, with said drive, Southwardly 200.5 feet to the corner of Lot Nos. 8 and 9; Thence, with the line between Lot Nos. 9, 8 and 7, Eastwardly 192.8 feet to the corner of said Lot Nos. 9 and 10; Thence, with the line between said two Lots, Northwardly 220 feet to the beginning.

Being the same property conveyed to Fernando Villalta and wife, Maria de Fatima Lima by Warranty Deed from Percy Martin, Jr. and wife, Wilma Ruth Martin, filed for record on December 7, 1989 in Book 8001, page 226, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **2615 Hemingway Drive** (House Number) (Street) | (P.O. Address) **Nashville, TN** (City or Town)(State) **37215** (Postal Zip)

File No.: 5976-22
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, 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 our hands this 31st day of August, 2022.

Fernando Villalta

Fernando Villalta

Maria de Fatima Lima

Maria de Fatima Lima

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Fernando Villalta and Maria de Fatima Lima,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 31st day of August, 2022.

Robert L Scruggs

Notary Public
Commission Expires: _____

