WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,500.00

Maggie L. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2000.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires January 26, 2002

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Instr:200006290064522 Page: 1 OF 2
REC'D FOR REC 06/29/2000 8:28:31AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $368.15

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maggie L. Brown	Guaranty Trust Company	MAP 59-9
(NAME)	(NAME)	
3105 Kings Lane	640 Broadmor Boulevard, Suite 100	PARCEL 24
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Murfreesboro, TN 37129	
(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, **LaNetra Dorsell Martinez and Timothy Boyd Sims and Holland Lanair Frierson and Decotus Gardner Sims**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MAGGIE L. BROWN, UNMARRIED AND ZEDRICK L. BROWN, 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:

Being Lot No. 2 on the Plan of Haynes Estates, Section One, as of record in Plat Book 3700, Page 127, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Benjamin G. Sims, Jr. And wife, Peggy C. Sims by Warranty Deed from W.L. Bainbridge Company of record in Book 4194, Page 130, Register's Office for Davidson County, Tennessee. The said Peggy C. Sims having since died and the said LaNetra Dorsell Martinez, Timothy Boyd Sims, Holland Lanair Frierson and Decotus Gardner Sims being her only heirs at law. The said Benjamin G. Sims, Jr. Having since conveyed his interest by Quitclaim Deed recorded in Instrument recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 3105 Kings Lane, Nashville, TN 37218
(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 15th day of June, 2000.

Holland Lanair Frierson LaNetra Dorsell Martinez

Holland Lanair Frierson

Deoctus Gardner Sims
Decotus Gardner Sims

LaNetra Dorsell Martinez

Timothy Boyd Sims by Holland Lanair Frierson atty in fact
Timothy Boyd Sims

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LaNetra Dorsell Martinez and Holland Lanair Frierson and Deoctus Gardner Sims, the bargainors, 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 for the purposes therein contained.

Witness my hand and Official seal this 15th day of June, 2000.

My Commission Expires: _____

JEFF HARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires January 26, 2002

Notary Public

STATE OF Tennessee
COUNTY OF Williamson

On this the 15th day of June, 2000, before me personally appeared Holland Lanair Frierson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Timothy Boyd Smis, and who acknowledged that she executed the same as the free act and deed of the said Timothy Boyd Sims by virtue of that Power of Attorney, duly executed by the said Timothy Boyd Sims and appearing of record in Instrument being recorded simultaneously herewith in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of June, 2000.

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires January 26, 2002

Notary Public

File Number200005187
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027