WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/02/02 10:50 2pgs
Fees:13.00 Taxes:496.64

20020802-0092765

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,226.00

Keith B. Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES: March 30, 2003.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 205 Powell Place, Suite 115, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Keith B. Simmons	Keith B. Simmons	104-10-9-002 CO
(NAME) 314 Chesterfield Ave.	(NAME) 314 Chesterfield Ave.	
(ADDRESS) Nashville, Tennessee 37212	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **Elizabeth L. Smith**, formerly known as Elizabeth L. Christian, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Keith B. Simmons, and wife Kay S. Simmons**, 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 Unit No. B on the Plan of Chesterfield Avenue Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed and By Laws, of record in Instrument # 200001260008578, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Chesterfield Avenue Condominiums, as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Elizabeth L. Christian by deed from Edward Simpson of record in Instrument #200004100035729 Register's Office for Davidson County, Tennessee. Elizabeth L. Christian is now known as Elizabeth L. Smith.

Randall B. Smith, husband of Elizabeth L. Smith, hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest he may have in subject property by reason of his marital status, or otherwise.

unimproved ☒

This is improved ☐ property, known as 314 Chesterfield Ave., Nashville, TN 37212
(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 1st day of August, 2002.

Elizabeth L. Smith

Randall B. Smith

STATE OF TENNESSEE

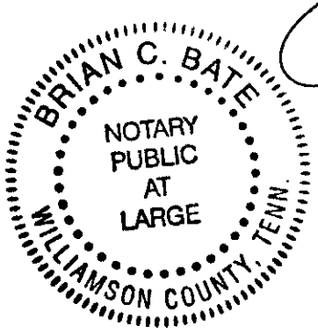
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said County and State, personally appeared Elizabeth L. Smith and Randall B. Smith, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 1st day of August, 2002.

Commission expires: March 30, 2003

Brian C. Bate Notary Public



My Commission Expires MAR. 30, 2003