Return to: First Title and Escrow Co.,inc
File Number 23580 Box 9B

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Susan Katherine Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of December, 2004.

Mitchell A. Watts
Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 12/08/04 13:49 2pgs
Fees:13.00 Taxes:358.90
20041208-0146463

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: Matthew Fisher	SEND TAX BILLS TO: SunTrust Mortgage, Inc.	MAP 117-15-A
1900 Richard Jones Road #T-7	201 Fourth Avenue N. 7th Floor	GROUP
Nashville, Tennessee 37215	Nashville, Tennessee 37219	PARCEL 922.87

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ninety Seven Thousand Dollars and Zero Cents ($97,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Susan Katherine Simmons, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Matthew Fisher and wife, Carolyn Fisher, 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 Unit No. T-7, Parcel 183, Horizontal Regime, located on the Plan of Green Hills Terrace as of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description..

BEING the same property conveyed to Susan Katherine Jewett by deed from Jean J. Hagewood, unmarried, by deed of record as Instrument No. 20011019-0114593 in the Register's Office for Davidson County, Tennessee; the said Susan Katherine Jewett having since married Greg Simmons and is now known as Susan Katherine Simmons.

GREG SIMMONS, spouse of Susan Katherine Simmons, joins in this conveyance to convey any interest he may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 1900 Richard Jones Road #T-7, Nashville, TN 37215

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 I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my 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 hand this 3rd day of December, 2004.

Greg Simmons

Susan Katherine Simmons

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 Susan Katherine Simmons and Greg Simmons, 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 at Nashville, Tennessee this 3rd day of December, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee