WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/05 15:59 2 pgs
Fees:13.00 Taxes:495.80
20050302-0023185

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$134,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **1ST DAY OF MARCH, 2005.**

Notary Public

MY COMMISSION EXPIRES: **August 20, 2007.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Simmons	**American Home Mortgage**	**176-05-0-B-019.00 CO**
(NAME)	(NAME)	
205 Wildgrove Court	**7142 Columbia Gateway Drive**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Columbia, MD 21046**	
(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, **Jerry Butler Construction, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Simmons and wife Adrienne 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 Lot No. 114 on the Plan of Hickory Woods Estates, Section C of record in Plat Book 6900, Page 884-887, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to Jerry Butler Construction, Inc. by deed of record in Instrument 20021203-0148697, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **205 Wildgrove Court, Antioch, TN 37013**

(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 our hands this 1st day of March, 2005.

Jerry Butler Construction, Inc.

By: _____

Roger Sprochi, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of March, 2005, before me personally appeared Roger Sprochi, the person who executed the foregoing instrument on behalf of Jerry Butler Construction, Inc. pursuant the resolution of Jerry Butler Construction, Inc., dated March 1, 2005, and acknowledged that he executed the same as the free act and deed of the said Jerry Butler Construction, Inc., through authority granted him by the said Resolution of Jerry Butler Construction, Inc. dated March 1, 2005.

Commission Expires: 8/20/07

_____
Notary Public

