WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/12/05 14:32 2 pgs
Fees:13.00 Taxes:699.30
20050412-0040489

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$189,000.00**

Carrie Tisle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **8TH DAY OF APRIL, 2005.**

Notary Public

MY COMMISSION EXPIRES: ~~July 29, 2006~~
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEVEN SIMMS	~~CTX MORTGAGE~~	**147-6-149**
(NAME)	(NAME)	
263 BLACKMAN ROAD	New Owner	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211		
(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, **LORI CHELESTE BUCKNER, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN SIMMS AND WIFE, ERNIE F. SIMMS**, 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. 233 ON THE PLAN OF SECTION IV, CALDWELL COUNTY ESTATES, AS OF RECORD IN BOOK 2854, PAGE 101, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO, 233 FRONTS 90 FEET ON THE SOUTH SIDE OF BLACKMAN ROAD, AND EXTENDS BANK 198.95 FEET ON THE WESTERLY LINE AND 204.39 FEET ON THE EASTERLY LINE, TO A DEAD LINE IN THE REAR, WHICH IS A BROKEN LINE ON WHICH IT MEASURES 89.55 FEET.

BEING THE SAME PROPERTY CONVEYED TO LORI CELESTE BUCKNER BY DEED FROM JOE L. THAIN AND WIFE, MARTHA M. THAIN OF RECORD IN INSTRUMENT NO. 20040416-0042971 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **263 BLACKMAN ROAD, NASHVILLE, TN 37211**
(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 hand** this **8th day of April, 2005.**

Lori C. Buckner
LORI CHELESTE BUCKNER

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **LORI CHELESTE BUCKNER,** MARRIED with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the fore going instrument for the purpose there in contained, and that they executed the same as their act and Deed.

Witness my hand and official seal at **Nashville**, Tennessee this **8th day of April, 2005.**

Commission expires: **July 19, 2005**

JUSTIN TATUM Notary Public

