Davidson County DEEDWARR
Recvd: 04/13/05 15:34 2 pgs
Fees:13.00 Taxes:573.69

20050413-0041360

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
SP43709

WARRANTY DEED

BRYANT L. GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$155,050.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: Sept 20, 2008

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
KEISHA SIMMONS et v.r **102 Buckingham Court** **Goodlettsville, TN 37072**	Same as new owner	**26-7-165** **GO 20870**

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, JOHN R. DEXTER and wife, ELIZABETH R. J. DEXTER**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEYED TO **KEISHA SIMMONS,** a married woman AND HUSBAND, BERNARD D. SIMMONS
HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED TO-WIT:**

Land in Davidson County, Tennessee, being Lot No. 243 on the Plan of Windsor Green, Phase II, Section II, a Planned Unit Development, of record in Plat Book 6900, page 549, as amended in Book 7649, page 288, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to John R. Dexter and wife, Elizabeth R. J. Dexter by deed from Teresa A. Starr Allaire and husband, Armand E. Allaire, II, of record in Book 11630, page 818, Register's Office for Davidson County, Tennessee.

This property is improved known as 102 Buckingham Court, Goodlettsville, Tennessee 37072

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 15TH day of March, 2005

JOHN R. DEXTER

ELIZABETH R. J. DEXTER

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 JOHN R. DEXTER and wife, ELIZABETH R. J. DEXTER, 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 the 15TH day of March, 2005.

NOTARY PUBLIC

My Commission Expires: 3/25/06

