WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/22/05 14:15 2 pgs
Fees:13.00 Taxes:194.25

20050822-0099897

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: 02/04/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lenders Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denny Stamps	(Same) Denny Stamps	147-7-B-38.00CO
(NAME)	(NAME)	
5560 Franklin Pike Circle	4958 Edmondson Pike G-38	
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 37027	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, ~~Joe G. Simmons, and wife~~ Linda L. Simmons, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Denny Stamps and Doug Brooks, 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. G-38, Parcel 38, on the Plan of Woodlea Place Townhouses, as of record in Book 5050, page 101, 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 Joe G. Simmons and wife, Linda L. Simmons by Deed from Paul Gibson and wife, Gail Gibson and Thomas C. Wamsley and wife, Donna R. Wamsley, dated September 8, 1987 and filed for record in Book 7352, page 328, Register's Office for Davidson County, Tennessee. Source of title: 20050822 0099896

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Master deed and By-Laws of record in Book 5197, page 544; Book 5197, page 585; Book 1715, page 537; Book 1726, page 379; as amended in Book 1729, page 195; and Book 1850, page 566, said Register's Office.

b) Adopted Rules and Regulations of record in Book 6636, page 970, said Register's Office.

c) Quitclaim Deed for common Areas of record in Book 5201, page 958, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4958 Edmondson Pike G-38, 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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 4th day of March, 2005.

Linda L. Simmons

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Linda L. Simmons, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 4th day of March, 2005.

Commission expires: 03/04/07

Notary Public

KANDACE N. TERRES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.