File No. 250802470

WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,600.00

Tammie Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2005.

Tracey
Notary Public

MY COMMISSION EXPIRES: 1-23-06
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 09/27/05 11:08 2 pgs
Fees:13.00 Taxes:442.52
20050927-0115847

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tammie Simmons	First Horizon Home Loan Corporation	
(NAME) 1155 Nashboro Boulevard	(NAME) 1555 W. Walnut Hill Lane, Suite 200	MAP/PARCEL 135-12-0-D-155.00-CO
(ADDRESS) Nashville, TN	(ADDRESS) Irving, Texas 75038	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Clubhouse Trail, a Joint Venture**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tammie Simmons, An Unmarried Woman**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being UNIT No. 1155 on the Plan of FAIRWAY VILLAS, NASHBORO VILLAGE, Tract 16, as of record in Instrument No. 200306230086235 and rerecorded in No. 200401050001208 and amended in No. 20040303002424241, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Clubhouse Trail, a Joint Venture by deed from Fischer & Ford Group, LLC, a Tennessee Limited Liability Company and Houston Investment, Inc., a Tennessee Corporation of record in Instrument No. 200412290153788, Register's Office for said County.

Subject to all matters as set forth per Instrument No. 200306230086235 and rerecorded in No. 200401050001208 and amended in No. 20040303002424241, Register's Office of said County.

Metro Government of Nashville Easement as shown of record in Instrument No. 200208270103640, Register's Office for said County.

Restrictive Covenants of record in Instrument No. 200306230086235, 200401050001208, 200403030024241, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1155 Nashboro Boulevard, Nashville, TN
(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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S)

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 GRANTEE(S), his/her/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 23rd day of September, 2005.

Clubhouse Trail, a Joint Venture

By: James M. Fischer Jr., Chief Manager

Attest:

STATE OF TENNESSEE

COUNTY OF WILSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James M. Fischer Jr. with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager of Clubhouse Trail, a Joint Venture the within named bargainer, a Joint Venture, and that, he as such Chief Manager, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the Joint Venture by as such Chief Manager.

Witness my hand at office this 23rd day of September, 2005.

Commission expires: 1-23-06

Notary Public

File Number: 250802470

RETURN TO:
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Mt. Juliet, TN 37122

