File No. [redacted]0139

WARRANTY DEED

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Mary E. Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF OCTOBER, 2005.

Connie Hooper
Notary Public

MY COMMISSION EXPIRES: 2/24/09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/01/05 09:44 2 pgs
Fees:13.00 Taxes:240.50

20051101-0131699

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerald M. Simmons	Jerald Simmons	133-01-0-018.00
(NAME)	(NAME)	
513 Drake Ave.	3003 Ryan Hill Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Smyrna, TN 37167	
(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, I, **DARRELL LANGE, AN UMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JERALD M. SIMMONS, AND WIFE MARY E. SIMMONS**, HEREINAFTER CALLED THE GRANTEE(S), 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 all of Lot No. 19, on the Plan of Map of W. H. Coleman's Subdivision of 7.08 Acres off the west part of Radnor College Land, as shown by plat appearing of record in Plat Book 547, Page 181, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Bradford K. Neal by Quitclaim Deed dated October 7, 2003 of record in Instrument No. 20031010-0150851 and being all of the same property further conveyed to Phillip J. Baldwin by Warranty Deed dated October 8, 2004 of record in Instrument No. 20041014-0123826 and being all of the same property further conveyed to Wells Fargo Bank, N.A., as Trustee by Substitute Trustee's Deed dated May 12, 2005 of record in Instrument No. 20050520-0056913, Register's Office for Davidson County, Tennessee. Said property was further conveyed to Darrell Lange, a single man by Special Warranty Deed dated June 28, 2005 of record in Instrument No. 20050715-0082248, said Register's Office.

All matters shown on the plan of record in Plat Book 547, Page 181; all in the Register's Office for Davidson County, Tennessee.

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 513 Drake Ave., 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 GRANTEE(S), 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), 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 28th day of October, 2005.

Darrell Lange

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Darrell Lange, an unmarried man the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of October, 2005.

Commission expires: 2/24/09

Notary Public

CONNIE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

File Number: 250900139

RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129