Davidson County DEEDWARR
Recvd: 11/01/05 10:32 3 pgs
Fees:18.00 Taxes:832.13
20051101-0131766

Return to:

Middle Tennessee Escrow Co., LLC
120 Anderson Lane
Hendersonville, TN 37075
TEL (615) 264-8727
FAX (615) 264-8716

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Paul Stanley Simmons, et ux 1900 Tinnin Road, Bldg. A, Unit 2 Goodlettsville, TN 37072	Same as New Owner	Map 7-14-B-O Parcel 002.00 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MAGNOLIA PROPERTIES, LLC, a Tennessee Limited Liability Company, hereinafter referred to as the AGRANTOR@, has bargained and sold and by these presents does transfer and convey unto PAUL STANLEY SIMMONS and wife, CAROL C. SIMMONS, hereinafter referred to as the AGRANTEES@, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit No. 2 of Building A on the Plan of Magnolia StationBPhase One, a Condominium, created under the provisions of T.C.A. Section 64-27-101, et. seq., as amended, and as established by a Master Deed recorded as Instrument No. 20030827-0124444, Register=s Office for Davidson County, Tennessee, and as amended in the Amendment to Master Deed recorded as Instrument No. 20041001-0118510, said Register=s Office, together with the undivided percentage interest in the Common Elements appurtenant to the said unit, as shown on the Plan of record filed as Exhibit B to the said Amendment to Master Deed, and as further amended in Instrument No. 20050708-0079103, said Register=s Office, to which Plan reference is hereby made for a more complete description of the property, the Unit conveyed and the Common Areas referred to herein.

BEING a part of the same property conveyed to Magnolia Properties, LLC by deed from Richard W. Uselton and wife, Janelle M. Uselton, of record in Instrument No. 20030626-0087669, Register=s Office for Davidson County, Tennessee.

The mailing address for the said property is 1900 Tinnin Road, Unit 2, Goodlettsville, TN 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 the GRANTOR does covenant with the said GRANTEES, that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2005, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to the Master Deed, By-Laws, Charter of Magnolia Station Homeowner=s Association and Form Deed filed for record in Instrument No. 20030827-0124444, Register=s Office for Davidson County, Tennessee. Amendment to Master Deed of record in Instrument No. 20041001-0118510, including any and all matters as shown on the Plan of Magnolia Station Phase One, recorded as Exhibit B to the said Amendments, and Second Amendment to Master Deed of record in Instrument No. 20050627-0073312, said Register=s Office.

3. Subject to Restrictive Covenants of record in Instrument No. 20031218-0180407, said Register=s Office.

4. Subject to any and all matters as they may appear on the plan of record in Instrument No. 20030703-0092301 and the Re-plat of Magnolia Station of record in Instrument No. 20040209-0015342 and the Revised Condominium Plan of Magnolia Station of record in Instrument No. 20050709-0079103, said Register=s Office.

5. Such liens and other matters, if any, against which the Grantees= Title Insurer commits to insure the Grantees from loss as provided in the Title Insurance Policy provided Grantees by the Grantor.

And, the GRANTOR does further covenant and bind itself, its successors or assigns 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.

WITNESS our hands on the day and date last acknowledged below.

AGRANTOR@

MAGNOLIA PROPERTIES, LLC

BY: _____
JANELLE M. USELTON, Assistant Manager

AGRANTEES@

_____
PAUL STANLEY SIMMONS

_____
CAROL C. SIMMONS

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JANELLE M. USELTON, with whom I am personally acquainted and who acknowledged herself to be the Assistant Manager of MAGNOLIA PROPERTIES, LLC, the bargainor, a limited liability company, and as such Assistant Manager, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company by herself as Assistant Manager.

WITNESS my hand, at office, this the 27th day of October, 2005.

_____
NOTARY PUBLIC

My Commission Expires: 9/8/07

RHONDA M. SCHN... NOTARY PUBLIC AT LARGE SUMNER COUNTY

STATE OF TENNESSEE }
COUNTY OF SUMNER }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL STANLEY SIMMONS and wife, CAROL C. SIMMONS, 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, at office, this the 27th day of October, 2005.

NOTARY PUBLIC

My Commission Expires: 9/8/07

STATE OF TENNESSEE }
COUNTY OF SUMNER }

The actual consideration or value, whichever is greater, for this transfer is $224,900.00.

Affiant

Sworn to and subscribed before me, this the 27th day of October, 2005.

NOTARY PUBLIC

Return To:
Middle Tennessee Escrow Co., LLC
120 Anderson Lane
Hendersonville, TN 37075
TEL (615) 264-8727
FAX (615) 264-8716