File No. 251200541

WARRANTY DEED

JULIE WILBANKS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

STATE OF TN
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Eileen Smith
Affiant

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

Julie Wilbanks
Notary Public

MY COMMISSION EXPIRES: 2/20/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
1630 NW Broad Street, Suite 100
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 12/19/05 13:48 2 pgs
Fees:13.00 Taxes:1424.50

20051219-0151992

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony R. Phipps	Tony R. Phipps	172-13B-012.00
(NAME)	(NAME)	
6520 Windy Hill Court	6520 Windy Hill Ct.	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN. 37027	
(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, WE, Robert H. Simmons and wife, Margaret S. Simmons, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tony R. Phipps and wife, Linda R. Phipps, 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 of Davidson County, Tennessee, BEING Lot No. 12, on the Plan of Windyhill, as shown by plat of record in INSTRUMENT NO. 20000523-0051455, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert H. Simmons and Margaret S. Simmons by deed from Don B. Smithson dba Don B. Smithson Construction, dated 7/01/2002 of record in Instrument No. 20020715-0084668, Register's Office for said County.

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 6520 Windy Hill Court, Brentwood, TN 37027
(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/our hand(s) this 15th day of December, 2005.

Robert H. Simmons by Margaret Alice Shackelford Simmons
Robert H. Simmons

Margaret S. Simmons Attorney in Fact
Margaret S. Simmons

STATE OF TN

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Margaret S. Simmons, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of December, 2005.

Commission expires:



Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Margaret S. Simmons, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Robert H. Simmons, as his Attorney In Fact, under Power of Attorney bearing Ins No. 20051219-0151991, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Robert H. Simmons, under said Power of Attorney.

Witness my hand and official seal at office in ~~Knoxville~~ Brentwood ODC, Tennessee, this the 15th day of December, 2005.

My Commission Expires:

Notary Public



File Number: 251200541

RETURN TO:

Cumberland Title
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Murfreesboro, TN 37129