File #20060002

Davidson County DEEDWARR
Recvd: 01/31/06 14:34 2 pgs
Fees:13.00 Taxes:636.40

20060131-0012096

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of January, 2006

Notary Public

MY COMMISSION EXPIRES: My Commission Expires May 24, 2009
(AFFIX SEAL)

KEITH H. SOLOMON STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1749 Mallory Lane, Suite 400, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby Simmons	New Owner	Map 142-7-C
(NAME)	(NAME)	Parcel 109
237 Myhr Green		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Margaret V. Byrd , Unmarried; Robert Eugene Hart and wife, Cornelia Hart and Jane H. Shelby and husband, Ernest Shelby, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Bobby Simmons and wife, Sue Simmons, 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:

Land in Davidson County, Tennessee, being Unit No. 109 of Ashley Green, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, as established by a Master Deed of Ashley Green of record in Book 7184, page 44, as corrected in Book 7467, page 279 and as amended in Book 7482, page 312, Register's Office for Davidson County, Tennessee, and shown on the plan attached as Exhibit "C" to the aforementioned Master Deed, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Alonzo Eugene Hart and wife, Margaret V. Hart by deed from Rochford Realty and Construction Co., Inc., a Tennessee corporation of record in Book 7983, page 65, Register's Office for Davidson County, Tennessee. The said Alonzo Eugene Hart died July 17, 1994. The said Margaret V. Hart having since remarried and now being known as Margaret V. Byrd. The said Margaret V. Byrd, a married woman having since conveyed a 7.0% fee simple ownership interest to Robert Eugene Hart of record in Book 10622, page 584, said Register's Office; a 7.0% fee simple ownership interest to Jane H. Shelby of record in Book 10622, page 587, said Register's Office; a 6.0% fee simple ownership to Robert Eugene Hart of record in Instrument No. 200011170113938, said Register's Office; and a 6.0% fee simple ownership interest to Jane H. Shelby of record in Instrument No. 200011170113939, said Register's Office. Margaret V. Byrd's husband, Maurice Amos Byrd, having since died on September 26, 2001.

Cornelia Hart, Spouse of Robert Eugene Hart, hereby joins in this conveyance and conveys any and all interest that he/she may have in said property, including but not limited to the marital interest, to the Grantee(s).

Ernest Shelby, Spouse of Jane H. Shelby, hereby joins in this conveyance and conveys any and all interest that he/she may have in said property, including but not limited to the marital interest, to the Grantee(s).

This conveyance is subject to Master Deed establishing a Horizontal Property Regime of Ashley Green of record in Book 7184, page 44, as corrected in Book 7467, page 279, as amended in Book 7482, page 312, and By-Laws appended thereto of record in Book 7184, page 71; Sanitary Sewer Easement and a 25 foot temporary construction easement conveyed to the Harpeth Valley Utilities District in Book 5374, page 511; Sewer Easement and a 10 foot temporary construction easement conveyed to Bellevue Assembly of God of record in Book 6483, page 907; Perpetual Easement in Book 5407, page 643; and any and all matters shown on the Plan of Revised Boundary Plat of Ashley Green of record in Plat Book 6900, page 978, all in Register's Office of Davidson County, Tennessee

Unimproved ()
This is improved (X) property, known as 237 Myhr Green, Nashville, TN 37221
(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 Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and 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.

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 27th day of January, 2006.

Margaret V. Byrd

Robert Eugene Hart

Jane H. Shelby

Cornelia Hart

Ernest Shelby

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Margaret V. Byrd; Robert Eugene Hart; Cornelia Hart; Jane H. Shelby and Ernest Shelby, who are known to me or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this 27th day of January, 2006.

Notary Public

My Commission Expires May 24, 2009

My Commission expires;

(SEAL)

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Mail After Recording To:

StoneGate Title, LLC
1749 Mallory Lane, Suite 400
Brentwood, TN 37027