Davidson County DEEDWARR
Recvd: 03/01/06 10:27 2 pgs
Fees:13.00 Taxes:1049.32

20060301-0023427

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP
William R. Mueller	William R. Mueller	131-05-0 C
350 Ardsley Place	9117 Brentmeade Blvd.	GROUP
Nashville, Tennessee 37215	Brentwood, TN 37027	PARCEL 350.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Three Thousand Six Hundred Dollars and Zero Cents ($283,600.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Gregory Wayne Simmons, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto William R. Mueller and wife, Karen L. Mueller, 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.

BEING Unit No. 350 of Hillsborough Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, on the Plan of record in Plat Book 6250, page 699, and as established by a Master Deed of The Hillsborough Condominiums of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee, 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 Gregory Wayne Simmons by deed dated August 31, 2004, from Jack, Lyon & Jones, P.A. Profit Sharing Plan of record as Instrument No. 20040910-0109688 in the Register's Office for Davidson County, Tennessee.

Susan Katherine Simmons, spouse of Gregory Wayne Simmons, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

Improved ☒ property known as 350 Ardsley Place, Nashville, Tennessee 37215

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my heirs and representatives, 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 my hand this 28th day of February, 2006.

Susan Katherine Simmons

Gregory Wayne Simmons

By: Susan Katherine Simmons
Susan Katherine Simmons, Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, Susan Katherine Simmons, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Gregory Wayne Simmons, and acknowledged that she executed the same as the free act and deed of the said Gregory Wayne Simmons.

Witness my hand and official seal at Nashville, Tennessee, this 28thday of February, 2006.

Mitchell A. Watts Notary Public

My commission expires: September 30, 2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Susan Katherine Simmons, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2006.

Mitchell A. Watts Notary Public

My commission expires: September 30, 2009

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY