(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/09/06 11:03 2 pgs
Fees:13.00 Taxes:309.88

20060309-0027537

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,750.00

John C. Farrell
Affiant Stone Ridge Properties, LLC

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 1-10-10 (AFFIX SEAL)

MELANIE D. BOARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 10, 2010

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title and Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stone Ridge Properties, LLC	Same as new owner	Map 133-12-0/ Parcel 182.00
(NAME)	(NAME)	
P.O. Box 8443		
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Mary C. Simmons, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stone Ridge Properties, L. L. C.,** 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 Lot 33 on the Plan of Greenwood Hills, Section 2 as of record in Plat Book 4955, page 31, Register of Davidson County, Tennessee, which reference is made for a more complete description.

Being the same property conveyed to Michael M. Simmons and wife, Mary C. Simmons by warranty deed from Thomas Woloszyn and Cheryl D. Woloszyn, husband and wife, of record in Book 8482, page 755, said Register's Office. See also Quitclaim Deed from Michael M. Simmons to Mary C. Simmons of record in Instrument Number 20050701-0076148, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) 2006 County Taxes constitute a lien against said property, but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with Grantor(s) paying said prorata portion thereof to Grantee(s) who will be responsible for payment of said taxes when due and payable. (2) Subject to all matters set forth on Plat of record in Book 4955, page 31, Register's Office for Davidson County, Tennessee, which sets forth a 30-foot minimum building setback line from Dawn Drive, a 2.5 feet x 30 foot utility anchor easement located on the northwest corner of the lot and a public utility and drainage easement through a portion of the lot. (3) Restrictions of record in Book 4955, page 31, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 404 Dawn Drive, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 7th day of March, 2006.

Mary C. Simmons
Mary C. Simmons

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Mary C. Simmons, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 7th day of March, 2006.

Commission expires: 1-10-10

Notary Public

