Davidson County DEEDWARR
Recvd: 10/12/06 08:52 2 pgs
Fees:13.00 Taxes:517.63

20061012-0126669

WARRANTY DEED

P-06-3421

STATE OF ~~Tennessee~~ IDAHO
COUNTY OF ~~Davidson~~ ADA
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Hollie Wetzel
Affiant

Subscribed and sworn to before me, this 15th DAY OF September, 2006.

Katherine Ann Guthrie
Notary Public

MY COMMISSION EXPIRES: August 25, 2012

(AFFIX SEAL)

KATHERINE ANN GUTHRIE
Notary Public
State of Idaho

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John Simmons	New Owner	
3421 Bruner Ct.	(NAME)	134-9-121
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we HOLLIE WETZEL AND TYSON WETZEL, WIFE AND HUSBAND, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN SIMMONS AND WIFE, TEAGAN SIMMONS, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 121 on the plan of Woodland Hills, Section One, Phase two, of record in Book 7900, page 408, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Hollie Wetzel and Tyson Wetzel, husband and wife, by Deed from The Estate of Elna G. Benefee and Electa D. Green, unmarried, dated December 7, 2005, of record in Instrument Number 20051227154039, Register's Office for Davidson County, Tennessee. 20051227-0154039

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3421 Bruner Ct., Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Hollie Wetzel

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/our hand(s) this 15th day of September, 2006.

Hollie Wetzel

Tyson Wetzel

STATE OF IDAHO

COUNTY OF ADA

I, a Notary Public of the County and State first above written, do hereby certify that Hollie Wetzel and Tyson Wetzel, wife and husband personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 15 day of September, 2006.

Katherine Ann Guthrie
Notary Public

My Commission Expires: August 25, 2012

(SEAL)

KATHERINE ANN GUTHRIE
Notary Public
State of Idaho

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800