File No. 261100516

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

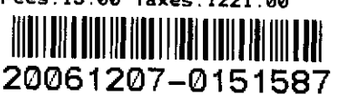
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: . Aug. 20, 2007
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/07/06 13:36 2 pgs
Fees:13.00 Taxes:1221.00



20061207-0151587

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven G Simmons	Hamilton Mortgage Corporation	13001007500
(NAME)	(NAME)	
114 Lafayette Court	1 Independence Plaza Ste416	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Birmingham, AL 35209	
(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, I, Michael William Butts, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven G. Simmons & Brenna T.Simmons, married, 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:

Being Lot No. 29and 30 of Block 3 on the Plan of Courts of Belle Meade, as of record in Plat Book 547, Page 141, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.. Said Lot 29 and 30 of Block 3 fronts and adjoin together 60 feet on the westerly margin of Lafayette Court and extends back between parallel lines 145 to a dead line in the rear.

Being the same property conveyed to Michael William Butts, an unmarried man, by warranty deed dated February 18, 2005 from Shari Kay Hunter, an unmarried woman, of record in Instrument No. 20050218-0018685, Register's Office for Davidson County, Tennessee..

Subject to all matters as set forth per Plat Book 547, Page 141, Register's Office of 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 114 Lafayette Court, Nashville, TN 37205
(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 hands this 6th day of December, 2006.

Michael Butts

STATE OF New York
COUNTY OF New York

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Michael Butts the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

~~Being the same property conveyed to Steven C. Simmons and Brenna T. Simmons by deed from Michael Butts as of record in Record Book XXXXXXXXXX, Page XXXXXXXXXX, Register's Office for said County~~.

Witness my hand at office this 6th day of December, 2006.
Commission expires: March 8, 2007

Notary Public

ELIZABETH F. BOSCO
NOTARY PUBLIC, State of New York
No. 01BO6020808 Qualified in Nassau County
Certificate Filed in New York County
Commission Expires March 8, 20 07

ELIZABETH F. BOSCO
NOTARY PUBLIC
STATE OF NEW YORK

File Number: 261100516
RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027