WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April, 2007

Notary Public

MY COMMISSION EXPIRES: 5/22/2010 (AFFIX SEAL)

KELLY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Exp. May 22, 2010

Davidson County DEEDWARR
Recvd: 04/23/07 15:59 2 pgs
Fees:13.00 Taxes:821.40

20070423-0048256

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

BOX 10-A

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Archana Narasanna	First Horizon Home Loan Corp	131-06-0G-702.00 CO
(NAME) **702 Arkland Place**	(NAME) 4000 Horizon Way	
(ADDRESS) **Nashville,TN 37215**	(ADDRESS) Irving, Texas 75063	
(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, **Wilson Sims and Linda Sims,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Archana Narasanna,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 702, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF BURTON HILLS VILLAGE OF ASHLAWN, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED, OF RECORD IN BOOK 7076, PAGE 696, AMENDED IN BOOK 7308, PAGE 859, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT "B" TO THE AFOREMENTIONED MASTER DEED AND BEING LOCATED UPON TRACT NO. 13 ON THE PLAN OF RESUBDIVISION OF TRACTS 1, 2 AND 11, BURTON HILLS OF RECORD IN PLAT BOOK 6250 PAGE 978, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO WILSON SIMS AND WIFE, LINDA SIMS BY WARRANTY DEED FROM JENNY BETH GILLIHAM, UNMARRIED AND KERRY G. GILLIHAN AND WIFE, PAM GILLIHAN, RECORDED ON THE 2ND DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050602-0062707, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **702 Arkland Place, Nashville, TN 37215**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **20th** day of **April, 2007**.

Wilson Sims

Linda Sims

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Wilson Sims and Linda Sims**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4/20/2007.

Kristen Bowles

NOTARY



MY COMMISSION EXPIRES:

3/7/2011