Davidson County DEEDWARR
Recvd: 06/06/07 14:15 2 pgs
Fees:13.00 Taxes:906.50

20070606-0067947

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$245,000.00.**

Affiant

Subscribed and sworn to before me, this the 1st day of June, 2007.

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission expires: 11-22-10

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Gregory S. Perrone, PC
Attorney at Law 109 Westpark Drive Suite 330, Brentwood, TN 37027

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Mark Simmons** | **New Owner** | **Map 131-07-B, Parcel 243.00** |
| **4400 Belmont Park Terrace, #243** | | |
| **Nashville, TN 37215** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

**Martha Eggleston**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Mark Simmons and wife, Martha D. Simmons**

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:

**Land in Davidson County, Tennessee, being Building Site No. 243 on the Plat of Arden Place, Section Ten, as of record in Plat Book 5210, Page 218, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more compelte and accurate description of said property, together with one membership in Arden Place Home Owner's Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges therewith belonging or in anywise appurtaining to said membership.**

**Being the same property conveyed to James C. Kirby, Jr. and wife, Barbara E, Kirby by deed from Joe E. Pennel, Jr., and wife, Janene D. Pennel of record in Book 7847, Page 874, said Register's Office. The said James C. Kirby, Jr. and Barbara E. Kirby having since died, and the said James C. Kirby having predeceased Barbara E. Kirby. The said Barbara Eggleston Kirby having since died on March 25, 2007 and left a Last Will and Testament appointing her sister-in-law, Martha Eggleston to serve as Executrix and the said property devised to Martha Eggleston.**

**Said property was never the primary residence of the hereinafter Grantor.**

**This conveyance is subject to taxes for 2007 and subsequent years, easements, and restrictions of record if any.**

This is improved (__X__) Unimproved (____) property, known as **4400 Belmont Park Terrace, #243, Nashville, TN 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 GRANTEE, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 1st day of June, 2007.

Martha Eggleston

**Martha Eggleston**

**STATE OF Tennessee**
**COUNTY OF Williamson**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Martha Eggleston,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Brentwood, Tennessee on this **1st** day of **June, 2007.**

E. Mannix
**Notary Public**

**My Commission Expires:** 11-22-10

