03

Realty Title 48-A

WARRANTY DEED 10890

Davidson County DEEDWARR
Recvd: 11/06/07 14:13 2 pgs
Fees:13.00 Taxes:876.90
20071106-0131061

DIANE K. MANN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY, TN

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$237,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: ~~November 24, 2007~~. 2/22/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey R. Simmonds	**NEW SOUTH FEDERAL SAVINGS BANK**	**126-15-0-A 159.00CO**
(NAME)	(NAME)	
840 Aimes Court	**210 AUTOMATION WAY**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**BIRMINGHAM, AL 35210**	
(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, **Jeffrey P. Cease and wife Sonja E. Cease**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey Ronald Simmonds and Megan Karin Simmonds, husband and wife**, 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 Lot No. **145** on the Plan of **Boone Trace at Biltmore**, Section III of record in Plat Book **9700**, Page **758-759**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Jeffrey P. Cease and wife Sonja E. Cease** by deed of record in Instrument 20050808-0093107, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ■ property, known as **840 Aimes Court, Nashville, TN 37221**

(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/our hand(s)** this.

Jeffrey P Cease by Sonja E. Cease

Jeffrey P. Cease
By Sonja E. Cease as his atty. In fact

Sonja E Cease

Sonja E. Cease

State of Tennessee County of Rutherford

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

Witness my hand and official seal at Smyrna, Tennessee, this 31st day of October, 2007.

Commission expires: 11/24/07

Notary Public

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

State of Tennessee County of Rutherford

On this 31st day of October, 2007 before me personally appeared Sonja E. Cease, the person who executed the foregoing instrument on behalf of Jeffrey P. Cease, and acknowledged that she executed the same as the free act and deed of the said Jeffrey P. Cease, through Power of Attorney granted her, by the said Jeffrey P. Cease.

Notary Public

Commission Expires: 11/24/07

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO. TN