Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Terry W. Sims and Janet Sims	New Owners	03312003200
322 Draper Circle		
Goodlettsville, TN 37072		

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1529 Hunt Club Blvd, Suite 300
Gallatin, Tennessee 37066

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Davidson County DEEDWARR
Recvd: 01/12/09 10:47 2 pgs
Fees:13.00 Taxes:296.00
20090112-0002723

Affiant

Subscribed and sworn to before me, this the 31st day of December, 2008.

Notary Public

My Commission Expires: 01/3[illegible]
(Affix Seal)

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Joyce G. Glowacki, Kenneth R. Wilson, Janet W. Sims, and Carolyn J. West, as tenants in common, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Terry W. Sims and Janet W. Sims, husband and wife, as tenants by the entirety ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 179 on the Plan of Gatewood Subdivision, Section 1, of record in Book 3300, Page 50, Register's Office for Davidson County, Tennessee, reference which plan is hereby made for a more complete description.

Being the same property conveyed to Joyce G. Glowacki, Kenneth R. Wilson, Janet W. Sims, and Carolyn J. West, as tenants in common, by Quitclaim Deed from Mary H. Hunt, a widow, dated April 10, 1997, recorded April 15, 1997, of record in Book 10417, Page 786, Register's Office for Davidson County, Tennessee.

Carolyn J. West executed this instrument on behalf of Joyce G. Glowacki, pursuant to the Power of Attorney executed by Joyce G. Glowacki, on the 16th day of December, 2008, which is being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) Property taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **216 Cindy Place, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **31st** day of **December, 2008.**

GRANTOR(S)

Joyce G. Glowacki by Carolyn J. West, her Attorney in Fact

Kenneth R. Wilson

Janet W. Sims

Carolyn J. West

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Kenneth R. Wilson, Janet W. Sims and Carolyn J. West** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and official seal on this the **31st** day of **December, 2008.**

Notary Public

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

My Commission Expires: 01/30/2012

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31st day of December, 2008, before me personally appeared **Carolyn J. West**, to me known (or proved to me on the bases of satisfactory evidence) to be the Person who executed the foregoing instrument on behalf of **Joyce G. Glowacki**, and who acknowledged that such person executed the same as the free act and deed of **Joyce G. Glowacki**.

Witness my hand and official seal, at office, this 31st day of December, 2008.

Notary Public

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

My commission expires: 01/30/2012