Davidson County DEEDWARR
Recvd: 02/17/09 14:24 2 pgs
Fees:13.00 Taxes:1054.50

20090217-0013287

File No. 290100701

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$285,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-11-11

(AFFIX SEAL)

BRENDA HUNTSMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Charles C. Simpson | VA Mortgage Center.com | Map 7, Parcel 144.00 |
| (NAME) 1849 Fox Chase Dr. | (NAME) 2101 Chapel Plaza Ct., Suite 107 | |
| (ADDRESS) Goodlettsville, TN 37072 | (ADDRESS) Columbia, MO 65203 | |
| (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, We, **MARK E. SIMMONS AND WIFE, BRENDA M. SIMMONS,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **CHARLES C. SIMPSON AND WIFE, ROBIN L. SIMPSON**, 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:

**LAND in the 10th Civil District of Davidson County, Tennessee, Being Lot No. 20 on the Plan of Fox Chase Meadows, of record in Plat Book 5200, Page 194, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.**

**BEING the same property conveyed to Mark E. Simmons and wife, Brenda M. Simmons by Warranty Deed dated July 30, 2004, filed August 5, 2004, from Samuel D. Gee and wife, Jana G. Gee, of record by Instrument No. 20040805-0094447, Register's Office for Davidson County, Tennessee.**

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2009 are a lien but are not yet due and payable; (2) Subject to all matters as set forth on the plat of record in Plat Book 5200, Page 194, Register's Office of Davidson County, Tennessee; (3) Restrictive Covenants of record in Deed Book 5498, Page 848 and Book 6331, Page 488, Register's Office of Davidson County, Tennessee; (4) Easement as shown of record in Book 6079, Page 662, Register's Office for Davidson County, Tennessee.

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 1849 Fox Chase Drive, Goodlettsville, TN 37072
(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 13th day of February, 2009.

Mark E. Simmons

Brenda M. Simmons

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Mark E. Simmons and wife, Brenda M. Simmons 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.

Witness my hand at office this 13th day of February, 2009.

Commission expires: 1-11-11

Notary Public

**File Number: 290100701**

**RETURN TO:**

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY