File No. 280300900

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/04/09 08:14 3 pgs
Fees:18.00 Taxes:1205.46
20090304-0018964

TAMMY DUNCAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 325,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 2009.

Notary Public

MY COMMISSION EXPIRES: 1/23/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rick Routh	**Regions Bank d/b/a Regions Mortgage**	098130C12200
(NAME) 1808 Kaylee Meadow Lane	(NAME) **2050 Parkway Office Circle**	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) **Birmingham , AL 35244**	
(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, **Todd Simmons and Lori Simmons, joint tenants**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Rick Routh, an unmarried man**, 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:

BEING Lot No. 88, Phase Four, Section Two, The Meadows of Seven Points, as shown by plat of record in Instrument No. 20040604-0065965 and Surveyors Certificate of Correction Instrument No. 20041019-0125550, of the Register's Office of 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 Todd Simmons and Lori Simmons, as joint tenants by Deed from Charles L. White and wife, Tracy L. White of record in Instrument No. 20060505-0052665, Register's Office for said County.

Subject to all matters as set forth per Instrument Nos. 20040604-0065965 and 20041019-0125550, Register's Office of said County.

Easement as shown of record in Deed Book 11681, Page 411, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 11738, Page 776, Register's Office for said County.

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 1808 Kaylee Meadow Lane, Hermitage, TN 37076
(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 15th day of April, 2008.

Todd Simmons

Lori Simmons

STATE OF Ohio

COUNTY OF Butler

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Todd 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.

NOTARY PUBLIC STATE OF OHIO

Witness my hand at office this 14 day of April, 2008.

Commission expires:

KARALEE K. POTTEBAUM
Notary Public, State of Ohio
My Commission Expires
January 12, 2011

Notary Public

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 Lori 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 15 day of April, 2008.

Commission expires:
3/20/2010

JENNIFER N. RUIZ
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY of DAVIDSON

Notary Public

File Number: 280300900

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

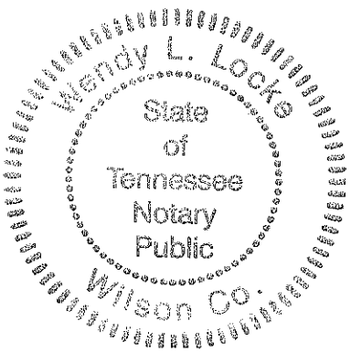
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Wendy Locke, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) 

Notary Public

My Commission Expires: 6-27-2011

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