Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: OCTOBER 10, 2009

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC — R. HAMILTON — COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Kyle Simmons	New Owner	150-9A-121
(NAME)	(NAME)	
1205 Curran Court		
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(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, Jeremy Nordmoe and wife, Janell Nordmoe, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Kyle Simmons, unmarried and Jennifer Amanda Earles, unmarried, as joint tenants with rights of survivorship, 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:

A certain tract of parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, TN., being Lot No. 275 on the Plan of Forest View Park, Section VIII, of record in Book 6900, page 633, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeremy Nordmoe and wife, Janell Nordmoe, by deed of record in Instrument No. 20030805-0111094, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Jeremy Nordmoe and Janell Nordmoe by Carolyn Adock as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20090500700 42164, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1205 Curran Court, Antioch, TN 37013

(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.

BILL GARRETT, Davidson County
Trans:T20090030424 DEEDWARR
Recvd: 05/07/09 13:17 2 pgs
Fees:13.00 Taxes:543.53
20090507-0042165

Witness our hands this 30th day of April, 2009.

Jeremy Nordmoe by Carolyn Adcock Atty in Fact

Jeremy Nordmoe by Carolyn Adcock, his attorney in fact

Janell Nordmoe by Carolyn Adcock Atty in Fact

Janell Nordmoe by Carolyn Adcock, her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 30 day of April, 2009, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Jeremy Nordmoe and Janell Nordmoe and who acknowledged that she executed the same as the free act and deed of the said Jeremy Nordmoe and Janell Nordmoe, through Power of Attorney granted she by the said Jeremy Nordmoe and Janell Nordmoe.

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 2009.

Commission expires:

KRYSTN T. HEDGES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

Notary Public