BILL GARRETT, Davidson County
Trans:T20090057891 DEEDWARR
Recvd: 08/24/09 15:09 2 pgs
Fees:13.00 Taxes:1665.00
20090824-0079605

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Wayne R. Simmons
401 Blakely Court
Franklin, TN 37064

MORTGAGEE
James K. Waller and
Rodney C. Waller
135 Glenn Hill Drive
Hendersonville, TN 37075

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 051-04-0
PARCEL 082.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **James K. Waller, married and Rodney C. Waller, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Wayne R. Simmons, married,** 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:

Being the southerly 40.66 feet of Lot No. 21, all of Lot No. 20, and the northerly 9.65 feet of Lot No. 19, on the Map of Madison Realty Company's Subdivision, as of record in Book 547, Page 164, Register's Office for Davidson County, Tennessee.

Said Lot and parts of Lots adjoin and front together 105.64 feet on the easterly side of a 40 foot street shown on said plan, adjacent to Gallatin Road, and run back between parallel lines 150 feet to a dead line.

Being the same property conveyed to James K. Waller, a single person and Rodney C. Waller, married by deed from Lula V. Belios, Mary Oshlag, and Angela Ross, heirs-at-law of the estate of Louis P. Belios, dated October 4, 1988 and filed of record in Book 7673, Page 267, Register's Office for Davidson County, Tennessee. The said James K. Waller is now a married person.

This is not the principal residence of grantors, nor is it the principal residence of any spouse of said grantors.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 547, Page 164, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **609 Gallatin Road, Madison, TN 37115.**

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 our hands this 11th day of August, 2009.

James K. Waller

James K. Waller

Rodney C. Waller

Rodney C. Waller

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James K. Waller and Rodney C. Waller, 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 this 11th day of August, 2009.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1-2-12

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $450,000.00.

AFFIANT

Subscribed and sworn to before me this 11th day of August, 2009.

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1-2-12