8120
(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,700.00

Affiant

Subscribed and sworn to before me, this 9th day of December, 2009.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 4/28/12

Rebecca Campbell
State of Tennessee Notary Public
County of Sumner

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marc T. Simmons	Wells Fargo Bank	098-05-O-A
(NAME)	(NAME)	(MAP)
6104 Hampton Hall Way	405 SW 5th Street	002.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Hermitage, TN 37076	Des Moines, IA 50309	
(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 consideration, the receipt of which is hereby acknowledged, we, **Jon Lechner and wife, Amy Lechner**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Marc T. Simmons, an unmarried man**, hereinafter called Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 2, on the Plan of Section One, Hampton Hall, of record in Plat Book 9700, pages 290 and 291, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Jon Lechner and Amy Lechner, husband and wife, by deed dated March 15, 2002, from Beazer Homes Corp. DBA Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20020322-0035602, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 6104 Hampton Hall Way, Hermitage, Tennessee 37076

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 my/our hand(s) this 9th day of December, 2009.

Jon Lechner

Amy Lechner

BILL GARRETT, Davidson County
Trans: T20090086724 DEEDWARR
Recvd: 12/28/09 13:16 2 pgs
Fees: 13.00 Taxes: 650.09
20091228-0117287

Ret

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jon Lechner; Amy Lechner with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 9th day of December, 2009.

Notary Public

My Commission Expires: 9/3/2018

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
AVIDSON COUNTY, TENN