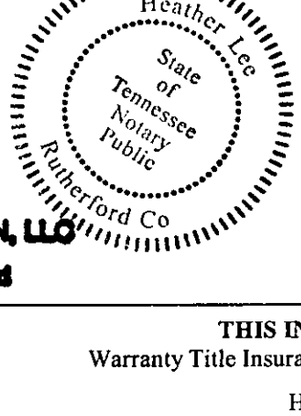
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD day of June, 2010.

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 8-2013
(AFFIX SEAL)

10001107
Return To:
Allegiance Title of TN, LLC
278 Doug Warpoole Road
Suite 317
Smyrna, TN 37167

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher A. Dean	First Community Mortgage, Inc.	02202005100
(NAME)	(NAME)	
505 Megan Rose Way	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20100487

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, **I, David L. Simmons,*** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Christopher A. Dean and wife, Brandi Dean**, 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. :

*unmarried

Land in Davidson County, Tennessee, Being Lot No. 6 on the plan of Section 4, Chase Pointe of record in Book 9700, page 929, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to David L. Simmons by Warranty Deed from Clifford J. Buckosh, dated May 31, 2007 and filed of record in Instrument Number 20070607-0068431, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 9947, page 904, as amended in Book 10604, page 147, Register's Office for said County, and to easements, setback lines and other matters as indicated on the aforesaid subdivision plat.

unimproved ☐
This is improved ☒ property, known as 505 Megan Rose Way, Joelton, TN 37080
(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 23rd day of June, 2010.

David L. Simmons

BILL GARRETT, Davidson County
Trans:T20100038736 DEEDWARR
Recvd: 06/25/10 08:58 2 pgs
Fees:13.00 Taxes:536.13
20100625-0049640

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within David L. Simmons, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that David L. Simmons executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of June, 2010.

Commission expires: 2-8-11

Connie L. Timbs

Notary Public

