BILL GARRETT, Davidson County
Trans:T20100039134 DEEDWARR
Recvd: 06/28/10 11:13 2 pgs
Fees:13.00 Taxes:925.00

20100628-0050200

WARRANTY DEED

ET-10-1830

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF June, 2010.

Notary Public

MY COMMISSION EXPIRES: 03-17-11

(AFFIX SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry Wayne Sims	Wilson Bank & Trust	
417 Landings Way (ADDRESS)	1436 W. Main Street (ADDRESS)	87-2-A-7.00 CO
Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	Lebanon, TN 37087 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARIA PAIEMENT, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TERRY WAYNE SIMS, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 7, COBBLESTONE LANDING, PHASE I, as shown on plat of record in Instrument No. 20050822-0099471, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Maria Paiement, a married woman, by Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation, recorded on the 7th day of March 2007, in Instrument No. 20070307-0028039, in the Register's Office of Davidson County, Tennessee. The said Maria Paiement now being divorced, pursuant to Docket No. 07D-3111, filed January 28, 2008, Circuit Court for Davidson County, Tennessee.

Subject to Covenants, Conditions and Restrictions recorded in Instrument No. 20050829-0103476 (as to Davidson County); Subject to Easement for Ingress-Egress for New Hope Road, recorded in Book 7408, Page 402 and Book 7408, Page 406 (as to Davidson County); Subject to Easement for Joint Access and Public Utilities, recorded in Book 8190, Page 75 (as to Davidson County) and Book 420, Page 655 (as to Wilson County); Subject to Easement for Joint Access and Public Utilities, recorded in Book 8190, Page 75 (as to Davidson County) and Book 420, Page 655 (as to Wilson County); Subject to Easement for Water Line, recorded in Book 11476, Page 233 (as to Davidson County) and Book 463, Page 1 (as to Wilson County); Subject to Storm Water Detention Agreement, recorded at Instrument No. 20031106-0163210 (as to Davidson County) and Book 1017, Page 792 (as to Wilson County); Subject to Power Line Across West Part of Property, recorded in Book 5185, Page 216 (as to Davidson County) and Book 319, Page 24 (as to Wilson County); Subject to 30 foot Ingress/Egress Easement, recorded in Book 11476, Page 235, Book 6286, Page 272 and Book 5185, Page 216 (as to Davidson County), and Book 463, Page 2, Book 319, Page 24 and Book 390, Page 503 (as to Wilson County); and Subject to Rights of other parties in and to the grave site located on the land, including the right of ingress, egress, maintenance of such site and burial rights, recorded in Book 5168, Page 898, Book 5168, Page 902, Book 6286, Page 272, Book 5185, Page 216 (as to Davidson County), and Book 390, Page 503 and Book 319, Page 24 (as to Wilson County).

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

unimproved ( )
This is improved (X) property, known as 417 Landings Way, Mt. Juliet, Tennessee 37122
(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 hand(s) this 18th day of June, 2010.

Maria Paiement

STATE OF Tennessee

COUNTY OF Wilson

On this the 18th day of June, 2010, before me personally appeared Maria Paiement, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of June, 2010.

Notary Public

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

My Commission Expires: 09-17-11

(SEAL)

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520