File No. 210060241

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/28/10 13:54 3 pgs
Fees:18.00 Taxes:314.50
20100628-0050284

STATE OF TENNESSEE
COUNTY OF WILSON

KIMBERLY PERRY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Charles D. Simms
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: 6-5-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles D. Simms	Charles D. Simms	
(NAME) 2717 Bluefield Ave.	(NAME) Same	MAP/PARCEL 062020A23200
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(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 considerations, the receipt of which is hereby acknowledged, **WE, Michale D. Cobb and wife, Paige F. Cobb**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Charles D. Simms and Lori O. Simms, husband and wife**, hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 224 on the FINAL PLAT, RIVER TRACE ESTATES, PHASE 1 – SECTION 4 & 5, as shown by plat of record in Plat Book 9700, Page 409, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michale D. Cobb and wife, Paige F. Cobb by Warranty Deed dated August 16, 1999, from Tracey W. Barnes, unmarried and filed for record on August 19, 1999, in Book 11627, Page 177, Register's Office for said County.

Easement as shown of record in Book 3959, Page 595, Register's Office for said County.

Grant and Indemnity Agreement Easement as shown of record in Book 7030, Page 798, Register's Office for said County.

Flowage Easement as shown of record in Book 2202, Page 83, Register's Office for said County.

Grant of Transmission Line Easement as shown of record in Book 1163, Page 341, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 6851, Page 363, Register's Office for said County.

Subject to Homeowner's Association Dues.

By-Laws as shown of record in Book 6851, Page 390, Register's Office for said County.

Restrictive Covenants of record in Book 6982, Page 747 and Book 6851, Page 370, Register's Office of said County.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2929 River Bend Dr., Nashville, TN 37214

(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 hands this 25th day of June, 2010.

Michale D. Cobb

Paige F. Cobb

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Michale D. Cobb and wife, Paige F. Cobb, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 6/25/2010.

My Commission Expires: 6-5-12

Notary Public

KIMBERLY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 210060241

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public for this county and state Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

My Commission Expires: September 2, 2013

210040195