Prepared by:
Realty Title & Escrow Company, Inc.
291-D Clear Sky Court
Clarksville, TN 37043

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $112,476.00

Affiant

Subscribed and sworn to before me, this 23rd day of November, 2010

Notary Public
My commission expires:

17-1011-170609

Address of New Owner:	Send Tax Bills to:	Tax Information
Shirley A. Simmons	Franklin American Mortgage Co.	128-13-O-A-184
184 Westfield Drive	501 Corporate Centre Drive, Suite 400	
Nashville TN 37221	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marta L. Allen, married hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Shirley A. Simmons, unmarried hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit 184 on the plan of Westfield Condominiums (formerly The Hamlet) a horizontal property regime, pursuant to Plat of record in Book 6250, Page 590, and first revision thereof in Book 6250, Page 748, as further shown and described in amended document of record in Book 6831, Page 982, all in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Marta L. Allen, unmarried, by deed from Abdallah M. Isa, married, and Randa Isa, married, for the consideration of $97,000.00, dated April 23, 2001, recorded April 27, 2001 in Instrument No. 20010427-0042465, Register's Office for Davidson County, Tennessee.

Paul D. Cotter, husband of Grantor, joins in this execution of this instrument to convey any marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 184 Westfield Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20100075067 DEEDWARR
Recvd: 11/29/10 13:56 2 pgs
Fees:13.00 Taxes:416.16
20101129-0094851

WITNESS my hand this 23rd day of November, 2010.

Marta L. Allen

Paul D. Cotter

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marta L. Allen and Paul D. Cotter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville ~~Clarksville~~, TN, this 23rd day of November, 2010.

Notary Public
State of Tennessee at Large
My Commission expires 8/21/2011

