This Instrument Prepared by and Return to:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

Cumberland Title
13026 Lebanon Road, Ste 100
Mt. Juliet, Tennessee 37122

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
Boyd William Simmons	NEW OWNER	64-16-D-35.00 CO
1813 Brook Meadow Lane		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **Joan Haralson, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND DO HEREBY TRANSFER AND CONVEY UNTO **Boyd William Simmons and Laura Lynn Simmons, his wife**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAV IDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 238, TRUXTON PARK, SECTION ONE, as shown on plat of record in Instrument No. 20001026-0106272, 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 Joan Haralson, unmarried, by Warranty Deed from Kelly M. Young, an unmarried woman, recorded on the 8th day of January 2003, in Instrument No. 20030108-0003331, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Restrictions, Dedications, Conditions, Reservations, Easements and other matters shown on the plat of TRUXTON PARK, SECTION ONE, as recorded in Instrument No. 20001026-0106272; and to Covenants, Conditions and Restrictions, recorded in Instrument Nos. 20001030-0107559, 20010522-0052910, 20020123-0009419, 20020506-0055597, 20020718-0086907 and 20001011-0100896; and to Terms and provisions of by-Laws recorded in Instrument No. 20001101-0108604; and to Charter of Homeowner's Association recorded at Instrument No. 20001101-0108603; and to Conveyance of Common Area recorded at Instrument No. 20050311-0027268, ALL in the Register's Office of Wilson County, Tennessee.

This conveyance is subject to an Easement for Ingress/Egress, recorded in Book 5699, Page 535; and to an Easement for Utilities, recorded in Book 4910, Page 838, ALL in the Register's Office of Wilson County, Tennessee.

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

Unimproved ( )
This is improved (x) property, known as 1813 Brook Meadow Lane, Hermitage, TN 37076.

Witness my hand this 23rd day of November 2010.

Joan Haralson

Davidson County DEEDWARR
Recvd: 12/02/10 14:52 3 pgs
Fees:18.00 Taxes:584.60
20101202-0096144

STATE OF TENNESSEE
COUNTY OF Wilson

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

Witness my hand, at office, this 23rd day of November 2010.

Notary Public

My Commission Expires: 09-17-11

SEAL

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $158,000.00.

Affiant

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

Notary Public

My Commission Expires: 09-17-11

SEAL

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, 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.

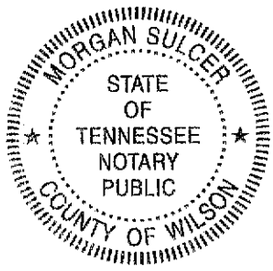
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013