File No. 210120047

WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 11.5.2012
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 12/23/10 16:17 3 pgs
Fees:18.00 Taxes:580.90
20101223-0102317

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew K. Ackerman	SAME	
(NAME) 2929 Riverbend Drive	(NAME)	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, Charles D. Simms and Lori O. Simms, husband and wife**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Andrew K. Ackerman, an unmarried man**, hereinafter called the grantee(s), HIS 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 I – 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 Charles D. Simms and Lori O. Simms, husband and wife by Warranty Deed dated June 25, 2010, from Michael D. Cobb and wife, Paige F. Cobb and filed for record on June 28, 2010, in Instrument No. 20100628-0050284, Register's Office for said County.

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

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

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

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

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

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

Open Space Easement deed to HOA of record in Book 7907, Page 168, Register's Office of Davidson County, Tennessee.

Declarations of record in Book 3982, Page 747 and Book 6851, Page 370, Register's Office of Davidson County, Tennessee

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 Riverbend Drive, 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), HIS 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), HIS 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 our hands this 17th day of December, 2010.

Charles D. Simms

Lori O. Simms

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Charles D. Simms and Lori O. Simms, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12/17/2010

My Commission Expires: 9.2.2013

Notary Public

File Number: 210120047

RETURN TO:
Stewart Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

CERTIFICATE OF AUTHENTICITY

I, Kimie Perry, 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

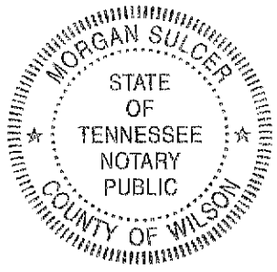
Cumberland Title

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 Kimie Perry, 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