Davidson County DEEDWARR
Recvd: 01/20/11 14:31 2 pgs
Fees:13.00 Taxes:518.00
20110120-0005721

WARRANTY DEED

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 01/07/11

Notary Public

MY COMMISSION EXPIRES: MAR 10 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services, Inc.
301 S. Perimeter Park Drive, Suite 100
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas C. Wooten and Melissa H. Wooten	Thomas C. Wooten and Melissa H. Wooten	MAP/PAR 1050500101
(NAME) 1216 Villa Place	(NAME) 201 Harris Ct	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Queen E. Simmons, Trustee of The Queen E. Simmons Revocable Living Trust,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas C. Wooten and wife, Melissa H. Wooten,** 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:

LAND in Davidson County, Tennessee, being Lot No. 11 on the Plan of Geo. I. Waddey's Re-Subdivision of Lot No. 28, O. B. Hayes' Rokeby Addition, as of record in Plat Book 421, page 141, Register's Office for said County.

SAID Lot No. 11 fronts 50 feet on the easterly side of Villa Place or Street and runs back between parallel line 152-1/2 feet to an alley.

Being the same property conveyed to TOMMIE MAI SIMMONS, by deed from NICK STUART AND WIFE, MATTIE STUART, of record in Book 2104, page 330, dated December 22, 1952, said Register's Office. Then being the same property conveyed to ANN JEANNETTE SAUNDERS, TO HER SOLE AND SEPARATE ESTATE, FREE FROM THE MARITAL CLAIMS OF HER PRESENT OR ANY FUTURE HUSBAND SHE MAY HAVE, by deed from TOMMIE MAI SIMMONS, of record in Book 4394, page 158, dated January 27, 1970, said Register's Office. Then being further conveyed to DAVID L. SIMMONS, by Quitclaim Deed from TOMMIE MAI SIMMONS, of record in Book 8075, page 956, dated August 7, 1989, said Register's Office. Then being further conveyed to DAVID L. SIMMONS AND WIFE, QUEEN SIMMONS, by Quitclaim Deed from ANN JEANNETTE SAUNDERS, of record in Book 9349, page 101, dated April 4, 1994, said Register's Office. The said Tommie Mae Simmons having since died. Then being further conveyed to QUEEN SIMMONS, TRUSTEE OF THE QUEEN E. SIMMONS REVOCABLE LIVING TRUST, by Quitclaim Deed from DAVID L. SIMMONS AND QUEEN SIMMONS, of record as Instrument No. 20040226-0021883, dated February 19, 2004, said Register's Office.

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 and assigns forever, and we do covenant with the said GRANTEES 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 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.

Executed this 7th Day of January 2011.

Queen E. Simmons Trustee

Queen E. Simmons, Trustee of The Queen E. Simmons Revocable Living Trust

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **Queen E. Simmons, Trustee of The Queen E. Simmons Revocable Living Trust** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 7th Day of January 2011.

My Commission Expires: MAR 1 0 2012

Mary J. Rucker
Notary Public

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Please return to
Logos Realty Closing Services, Inc.
301 S. Perimeter Park Drive, Suite 100
Nashville, TN 37211

Certificate of Authenticity

I, Jennifer Chandler Cole, 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.

Jennifer Chandler Cole
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary J. Rucker
Notary's Signature

My Commission Expires: MAR 1 0 2012.

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE