AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

# WARRANTY DEED

SHANNON PHILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Kendall Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of June, 2011

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1604 Westgate Circle, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Kendall Simmons | US Bank N.A. | 160-040-0-030.00 |
| (NAME) | (NAME) | |
| 475 Oakley Drive | P.O. Box 20005 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37220 | Owensboro, ky 42304 | |
| (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, I, **Patricia J. Schwan**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kendall Simmons and Thomas Kane Simmons,** wife and husband, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 178, on the Plan of Brentwood Hall, Section VI, as shown by plat appearing of record in Plat Book 2331, Page 20, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Patricia J. Schwan by QuitClaim Deed dated February 22, 2010, from Timothy P. Schwan and filed for record on March 11, 2010, in Instrument No. 20100311-0018777, Register's Office for said County.

And previously Being the same property conveyed to Timothy P. Schwan and wife, Patricia J. Schwan by Warranty Deed dated October 12, 1999, from David C. Anderson and wife, Kathy R. Anderson and filed for record on October 25, 1999, in Book 11715, Page 969, Register's Office for said County.

This conveyance is subject to:

- All matters as set forth on the plat of record in Plat Book 2331, Page 20, Register's Office of said County.

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 ☐

BILL GARRETT, Davidson County
Trans:T20110037730 DEEDWARR
Recvd: 06/23/11 13:14 2 pgs
Fees:13.00 Taxes:703.00

20110623-0048303

File No.: 01291-1170
SMG TN Warranty Deed

This is improved ☑ property, known as 475 Oakley Drive, Nashville, TN 37220
(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/or 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/or 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 hand this 8 day of June, 2011.

Patricia J. Schwan

Patricia J. Schwan

State of Georgia
County of Gwinnett

ANA CRISTINA OLIVER NOTARY PUBLIC GWINNETT COUNTY, GEORGIA My Comm. Exp. March 23, 2014

Personally appeared before me Patricia J. Schwan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8 day of June, 2011

Ana Cristina Oliver

Notary Public
My Commission Expires: March 23, 2014

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**1604 Westgate Circle**
**Brentwood, TN 37027**