WARRANTY DEED

Return to:

SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Tonja Barron
State of Tennessee
Notary Public
Williamson County

My commission expires November 21, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nickeysha D. Simmons	New Owner	164-10-A-65.00
(NAME)	(NAME)	
2709 Streamfire Cove		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Ashley Linton Oliver and husband, Brent H. Oliver, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nickeysha D. Simmons, a single woman, HEREINAFTER CALLED THE GRANTEES, 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 all of Lot No. 213, on the Plan of Village Two, Summerfield, as shown by plat appearing of record in Instrument No. 20000929-0096421, 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 Ashley Linton Oliver, married, by deed of record in Instrument Number 20030903-0127643, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Village Two, Summerfield of record in Instrument No. 20000929-0096421, Register's Office of Davidson County, Tennessee. Restrictive Covenants of record in Book 11588, page 484, amended in Book 11669, page 376, Instrument No. 200010308-0021846 and further amended in Instrument No. 20010504-0046260; By-Laws of record in Book 11648, page 662 and amended in Instrument No. 20010504-0046261; Right-of-Way Easement to BellSouth of record in Book 1141, page 327; Charter of Homeowners' Association of record in Book 11648, page 660; Articles of Amendment of record in Instrument No. 20010326-0028531; Easement for Storm Water Detention Agreement of record in Instrument No. 20000113-004777; Dedication of Easement of record in Instrument No. 20000913-0091247, Instrument No. 20000913-0091248 and in Instrument No. 20000913-0091249; Sanitary Sewage and/or Storm Drainage Easement of record in Instrument No. 20000809-0079074; Permanent Easement of record in Instrument No. 20000824-0083643; Homeowners' Association Quitclaim Deed of Open Space of record in Instrument No. 20010514-0049520; and, any and all matters shown on plat of record in Instrument No. 20000929-0096421, all in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2709 Streamfire Cove, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BILL GARRETT, Davidson County
Trans:T20110039948 DEEDWARR
Recvd: 07/05/11 10:10 2 pgs
Fees:13.00 Taxes:554.63

20110705-0051028

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.

Witness our hands this 23rd day of June, 2011.

Ashley Linton Oliver

Brent H. Oliver

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 Ashley Linton Oliver and Brent H. Oliver, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 23rd day of June, 2011.

Commission expires:

Notary Public

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County