BILL GARRETT, Davidson County
Trans:T20110058638 DEEDWARR
Recvd: 09/21/11 11:29 2 pgs
Fees:13.00 Taxes:425.02
20110921-0073106

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,870.00

Barbara Ruth Pitts
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF SEPTEMBER, 2011.

Deborah J. Cohen
Notary Public

MY COMMISSION EXPIRES: May 5, 2014

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **BERNARD D. SIMMONS** | New Owner | **043-01-0-049.00** |
| (NAME) | (NAME) | |
| **1120 CIRCLE DRIVE** | | |
| (ADDRESS) | (ADDRESS) | |
| **MADISON, TN 37115** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, BARBARA RUTH PITTS, UNMARRIED AND SALLIE ANN DUKES, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BERNARD D. SIMMONS,** UNMARRIED, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 5 of Block "F" in the East Lawn Subdivision to Nashville, a plan of which is of record in Plat Book 547, page 153-154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Having heretofore conveyed a triangular portion of Lot No. 5 on the west side to W. T. Davis and wife, Ethel Davis. The purpose of this conveyance is to transfer the remainder of said Lot No. 5 which fronts 50 feet on the easterly margin of Circle Drive and runs back approximately 150 feet on the north side to a stake placed there by W. T. Davis and J. L. McMurtry to mark the corner of the division of Lot No. 5 between W. T. Davis and J. L. McMurtry and thence running in a southerly direction approximately 50 feet to a stake placed there by the said J. L. McMurtry on the east line of Lot No. 5 and at a point about 8 feet from the southeast corner of said lot and thence westerly about 155.75 feet to the easterly margin of Circle Drive. (Legal description same as deed of record in Instrument No. 20031113-0166036, said Register's Office.)

Being the same property conveyed to Barbara Ruth Pitts from Jerry Dukes by quitclaim deed dated September 10, 2010 of record as Instrument No. 20100915-0073319, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Barbara Ruth Pitts and Sallie Ann Dukes from Barbara Ruth Pitts by quitclaim deed dated November 12, 2010 of record as Instrument No. 20101112-0090732, said Register's Office.

This conveyance is subject to all matters shown on the Plan of record as Plat Book 547, pages 153-154 and Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5192, page 324, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF SALLIE ANN DUKES.****

**See Limited Power of Attorney for Sallie Ann Dukes being recorded simultaneously herewith of record in Instrument No. 20110921-0073105, said Register's Office.

Unimproved ( )
This is improved( X ) property, known as **1120 CIRCLE DRIVE, MADISON, TN 37115**
(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 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 15th day of September, 2011.

Barbara Ruth Pitts

**BARBARA RUTH PITTS**

Sallie Ann Dukes
by Barbara Ruth Pitts
ATTY in fact

**SALLIE ANN DUKES**
By: Barbara Ruth Pitts, Attorney in Fact for
Sallie Ann Dukes

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 **Barbara Ruth Pitts,** the bargainor, 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 and official seal at office this 15th day of September, 2011.

My commission expires: **May 5, 2015**

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2011, before me personally appeared Barabara Ruth Pitts, Attorney-in-Fact for Sallie Ann Dukes, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sallie Ann Dukes, and who acknowledged that she executed the same as the free act and deed of Sallie Ann Dukes.

Witness my hand and official seal at office this 15th day of September, 2011.

Notary Public

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My commission expires: **May 5, 2015**

RETURN TO:

Rudy Title & Escrow
Cool Springs Office
1896 General George Patton Drive
Franklin,TN 37067