BILL GARRETT, Davidson County
Trans:T20110060880 DEEDWARR
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Fees:13.00 Taxes:715.95
20110930-0075830

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Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067

#14041

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Sharon Simmons 325 Cross Timbers Drive Nashville, TN 37221	**Magna Bank** **6525 Quail Hollow** **Memphis, TN 38120**	Map 128-14-0- Parcel 031.00

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **David R. Henley, married,** (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto **Sharon Simmons, an unmarried woman,** (The "Grantee"), Grantee's heirs and and assigns, a certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 102, Plan of Section Two, Harpeth Park, as shown on Plat of record in Plat Book 3700, page 58, as amended by a Surveyor's Certificate of Correction recorded in Book 4226, page 614, said Register's Office, to which plat reference is hereby made for a more particular description of said Property.

Being the same property conveyed to David R. Henley, and/or assigns by special warranty deed dated October 15th, 2009 from The Farmers Bank of record in Instrument No. 20091021-0097401, said Register's Office.

This is not the personal, marital or primary residence of Grantors, spouse and/or any dependents.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2012and subsequent years.
2. Restrictions of record in Book 3990, page 68, said Register's Office.
3. Any and all matters appearing on the Plan of record in Plat Book 3700, page 58, COC in Book 4226, page 614, said Register's Office.

This is improved property known as 325/327 Cross Timbers Drive, Nashville, TN 37221.

(STATE OF TENNESSEE))
(COUNTY OF DAVIDSON))
( )
(The actual consideration or value, whichever is greater)
(for this transfer is $**193,500.00**)
( )
( )

Affiant

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission: 11-7-2012

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 27th day of September, 2011.

David R. Henley

Before me, the undersigned of the state and county mentioned, personally appeared DAVID R. HENLEY with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 27th day of September, 2011.

Notary Public

VICKY W. MCMILLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission Expires: 1-24-15