BILL GARRETT, Davidson County
Trans:T20110070172 DEEDWARR
Recvd: 11/07/11 12:53 2 pgs
Fees:13.00 Taxes:492.10
20111107-0086900

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $133,000.00

Affiant

Subscribed and sworn to before me, this 28th day of October, 2011.

Notary Public

My commission expires: 8/20/14

MELISSA J. BUTCHKOSKI-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
505 E Main Street
Hendersonville TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Eric Stone	**Pinnacle National Bank**	**018120A04900**
375 Dorr Dr	**150 3rd Avenue South, Suite 900**	
Goodlettsville, TN 37072	**Nashville, TN 37201**	
		FILE #: ST10268

FOR AND IN 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 ACKNOWLEDGE, WE,

Heather M Simms, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric Stone, an unmarried man

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 LOT NO. 49 ON THE PLAN OF EMERALD COVE, A PLANNED UNIT DEVELOPMENT OF RECORD IN BOOK 6900, PAGES 629, 630 AND 631, AMENDED IN BOOK 9112, PAGE 29, REGISTERS' OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO HEATHER M. GORE, MARRIED BY SPECIAL WARRANTY DEED FROM SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA DATED 02/17/10 AND RECORDED ON 04/13/10 IN INSTRUMENT NO. 20100413-0027839, SAID REGISTER'S OFFICE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO HEATHER M SIMMS, AN UNMARRIED WOMAN BY QUITCLAIM DEED FROM TIMOTHY AUSTIN GORE, AN UNMARRIED MAN, RECORDED HEREWITH IN INSTRUMENT NO. 20111107-0086899, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 6900, Page 629-631 and Amended in Book 9112, Page 29, Register's Office for DAVIDSON County, Tennessee.

This is **improved** (__X__) unimproved (____) property known as 375 Dorr Dr, Goodlettsville, TN 37072.

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 in 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 my/our hand(s) this 28th day of October, 2011.

Heather M. Simms

Heather M Simms

STATE OF TENNESSEE)
COUNTY OF Sumner)

Personally appeared before me, a Notary Public of said County and State, Heather M Simms, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of October, 2011.

Notary Public

My Commission Expires: 8.20.14

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014