Box 29

BILL GARRETT, Davidson County
Trans:T20120007502 DEEDWARR
Recvd: 01/31/12 15:55 2 pgs
Fees:13.00 Taxes:2238.50
20120131-0008839

STATE OF TENNESSEE 18210
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 2012.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 11/ 5/2014

OLLIE MAI PARSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires Nov. 5, 2014

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113
NAME ADDRESS

Address New Owner(s) as Follows:	Send Tax Bills To:
Matthew A. Simms	
(Name)	(Name)
110 George L. Davis Blvd.	NEW OWNERS
(Street Address or Route Number)	(Street Address)
Nashville, TN 37203	
(City) (State) (Zip)	(City) (State) (Zip)

Map-Parcel Number(s): 09309010400 & 09309010300

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 ACKNOWLEDGED, I/WE, Beverly Jane Cole, a widow HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew A. Simms and wife, Allison W. Simms 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:

A certain lot or parcel of land situate, lying and being in the County of Davidson, State of Tennessee, and more particularly descrbed as follows:

Being the southerly 68 feet of Lots Nos. 236 and 237 on the Plan of McNairy's West Nashville Lots, as of record in Minute Book "C", pages 136 and 137, Chancery Court at Nashville.

Beginning on the easterly margin of 13th Avenue, North, at a point 150 feet south of the southerly margin of Grundy Street; thence with said Avenue southwardly 68 feet to the northerly margin of an alley; thence with said alley eastwardly 101 feet to the line between Lots Nos. 235 and 236; thence with said line northwardly 68 feet; thence westwardly 100 feet, more or less, to the beginning.

BEING the same property conveyed to William Henderson Cole, Jr. and wife, Beverly Jane Cole, by quitclaim deed from William Henderson Cole, Jr. and Teresa C. Cole, filed of record in Book 7818, page 940, Register's Office for Davidson County, Tennessee. The said William Henderson Cole, Jr. having died on November 29, 2011, with title being vested in Beverly Jane Cole as surviving tenant by the entirety.

THIS conveyance is subject to: 2012 taxes, prorated and assumed; the Plan of record in Minute Book C, Pages 136 and 137 and all applicable local government planning, building and zoning regulations.

This is improved property known as 110-112 George L. Davis Blvd., Nashville, TN 37203.

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, their heirs and assigns, forever; and we do covenant with the said GRANTEE 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, 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 his/her/their hand(s) this 30th day of January, 2012.

Seller Beverly Jane Cole

Beverly Jane Cole

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Beverly Jane Cole, a widow, the bargainor(s), 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 and official seal at Nashville, Tennessee, this 30th day of January, 2012.

My commission expires 11/5/2014.

Ollie Mai Parsley

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 5, 2014