BILL GARRETT, Davidson County
Trans:T20120008393 DEEDWARR
Recvd: 02/03/12 09:56 2 pgs
Fees:13.00 Taxes:651.20
20120203-0009879

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: TN111037

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00.

Sara Simmons
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2012.

NOTARY PUBLIC

My commission expires: 9/29/14

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan J. Simmons et ux 717 Harpeth Knoll Nashville, TN 37221	Same address as new owner	15602000400

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Six Thousand and 00/100 Dollars ($176,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **JOHN R. GLAUS, MARRIED,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **ALAN J. SIMMONS AND SARA C. SIMMONS, HUSBAND AND WIFE,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 243 on the plan of Harpeth Valley Park Re-subdivision of Lots 242 and 243, of record in Book 4060, page 96, Register's Office for said County.

Said Lot No. 243 fronts 66.8 feet on the easterly margin of Harpeth Knoll Ct. and extends back 264.4 feet on the northerly line and 325.47 feet on the southerly line to a dead line in the rear, measuring 116.9 feet thereon.

Being the same property conveyed to John R. Glaus, by Warranty Deed from Gary L. Hardin and wife, Linda F. Hardin, dated 10/28/1992, recorded 11/10/1992, of record in Deed Book 8782, page 793, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Book 4060, page 96;l to restrictive covenants contained in instrument of record in Book 3857, page 858, Book 4148, page 696, and Book 4226, page 825; all of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 717 Harpeth Knoll, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

I, **JILL GLAUS,** wife of the aforesaid **JOHN R. GLAUS,** do hereby join in this conveyance for the purpose of relinquishing any and all rights, title and interest, marital or otherwise, that I might have in said property as the wife of the aforesaid **JOHN R. GLAUS.**

WITNESS OUR HANDS, this the 31st day of January, 2012.

JOHN R. GLAUS

JILL GLAUS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, John R. Glaus and Jill Glaus, 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 seal, this the 31st day of January, 2012.

Notary Public

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

David Webber
Printed Notary Name

My commission expires: 9/29/14