WARRANTY DEED

EMILY C. MAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$247,800.00**

Bradley Logan Simmons
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES: 3-3-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley Logan Simmons **Logan Clark Simmons**	**SunTrust Mortgage, Inc.**	**147-5-7**
(NAME) **4840 Briarwood Drive**	(NAME) **1001 Semmes Avenue**	
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **Richmond, VA 23224**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Robert Carpenter and wife, Jenny Carpenter**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bradley Logan Simmons and wife, Logan Clark Simmons**, 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. 556 on the Plan of Section XIV, Caldwell Hall, of record in Book 3300, page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Robert Carpenter and wife, Jenny Carpenter by deed from Candace Marie McCampbell, an unmarried person of record in Instrument No. 20030930-0144085 Register's Office for Davidson County, Tennessee dated September 24, 2003

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **4840 Briarwood Drive, Nashville, TN 37211**

(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 9th day of March, 2012.

Robert Carpenter by Jayson Campbell, Attorney in Fact

Robert Carpenter by Jayson Campbell, attorney in fact

Jenny Carpenter by Jayson Campbell, Attorney in Fact

Jenny Carpenter by Jayson Campbell attorney in fact

BILL GARRETT, Davidson County
Trans:T20120018137 DEEDWARR
Recvd: 03/12/12 15:05 2 pgs
Fees:13.00 Taxes:916.86
20120312-0021399

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Jayson Campbell, Attorney in Fact for Robert Carpenter and Jenny Carpenter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney-in-fact of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of March, 2012

Witness my hand and official seal at Nashville, Tennessee this 9TH DAY OF MARCH, 2012.

Commission expires: 3-3-14

Notary Public

EMILY C. MAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2014