155.52

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Affiant

Sworn to and subscribed before me this 7 day of June, 2012.

NOTARY PUBLIC

My Commission Expires: 7/7/14

MAXINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120042332 DEEDWARR
Recvd: 06/08/12 08:33 2 pgs
Fees:13.00 Taxes:129.50
20120608-0050066

ADDRESS - NEW OWNER
Edward Monroe Simmons, Jr.
1509 Emerald Bay Drive
Whites Creek, TN 37189

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
08107012900

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HomeTrust Partners**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Edward Monroe Simmons, Jr.**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the northerly 39.5 feet of Lot No. 4 in Holt's unrecorded Subdivision of Lots Nos. 8 and 11 in Owens Buena Vista Plan, the original Plan is of record in Book 15, pages 10 and 11, Register's Office for Davidson County, Tennessee.
>
> Said property, the northwesterly corner of which is located 126 feet southeastwardly from the intersection of the southeasterly margin of Cass Street, and the northeasterly margin of 10th Avenue, North, formerly Crooked Street, fronts 39.5 feet on the northeasterly margin of 10th Avenue, North, formerly Crooked Street, and extends back between parallel lines 129 feet, more or less, to an alley.
>
> Being part of the same property conveyed to HomeTrust Partners by Trustee's Deed from Chan McCullough, Trustee, of record in Instrument No. 20090223-0015435, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 2020 10th Avenue, North, Nashville, TN 37208

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns

and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 hand this 7th day of June, 2012.

HOMETRUST PARTNERS
By:

Araminta Williams
PARTNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Araminta Williams, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a partner of HomeTrust Partners, a partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 7th day of June, 2012

NOTARY PUBLIC

CHAN MCCULLOUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires:
1/7/2013