WARRANTY DEED

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: 8.3.15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Simms	Robert Simms	064-04-0-043.00
(NAME)	(NAME)	
4617 Woodview Circle	4617 Woodview Circle	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120050967 DEEDWARR
Recvd: 07/11/12 12:12 2 pgs
Fees:13.00 Taxes:259.00

20120711-0060858

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Charles D. Simms and Wife, Lori O. Simms**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Robert Simms and Karen Simms, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 11A, on the Plan of Zone Lot Division, Lot 11, Lake Country, as shown by plat appearing of record in Plat Book 5800, Page 301, amending Plat Book 5200, Page 493, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Charles D. Simms and Wife, Lori O. Simms by Special Warranty Deed dated October 25, 2011, from Vericrest Financial Inc., as Attorney-in-Fact for The Bank of New York Mellon, as Trustee of CIT Mortgage Loan Trust 2007-1, and filed for record on October 31, 2011, in Instrument No. 20111031-0084573, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Plat Book 5200, Page 493 and Amendment in Plat Book 5800, Page 301, Register's Office of said County.

Restrictive Covenants of record in Book 6095, Page 656 and Book 6198, Page 489, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

File No.: 01291-1705
SMG TN Warranty Deed

This is improved ☑ property, known as 4617 Woodview Circle, Old Hickory, TN 37138
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 July, 2012.

Charles D. Simms

Lori O. Simms

State of Tennessee
County of Wilson

Personally appeared before me Charles D. Simms and Lori O. Simms, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of July, 2012.

Notary Public Escrow Officer
My Commission Expires: 8.3.15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122