Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20120069394 DEEDWARR
Recvd: 09/14/12 14:17 2 pgs
Fees:13.00 Taxes:351.50

20120914-0083723

06-1208-74782

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $95,000.00

Affiant

Subscribed and sworn to before me, this day of September, 2012.

Notary Public
My commission expires: 3/28/2016

JONATHAN M TINSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Larry S. Simms 5178 Hunter Point Lane Hermitage TN 37076	New Owner	098-05-0-131.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Nancy O. Brewer Tosh, Married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Larry Scott Simms and Kathryn J. Simms, Husband and Wife**, hereinafter called the Grantees, their successors 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. 32, on the Plan of Hunter's Point Subdivision, of record in Book 5200, Page 736, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nancy O. Brewer, an unmarried woman by deed from David Drummond, a married man, dated March 29, 2010, recorded March 31, 2010, of record in Instrument No. 20100331-0023963, Register's Office for Davidson County, Tennessee. Nancy O. Brewer having since married and is now known as Nancy O. Brewer Tosh.

Randall E. Tosh, spouse of Nancy O. Brewer Tosh, hereby joins in the execution of this instrument to convey any marital interest he may have in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5178 Hunter Point Lane, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 7 day of September, 2012.

Nancy O. Brewer Tosh

Nancy O. Brewer Tosh

Randall E. Tosh

~~Randall E. Tosh~~
RANDALL E. TOSH

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nancy O. Brewer Tosh and ~~Randall E. Tosh~~ *RANDALL E. TOSH with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 7 day of September, 2012.

*RANDALL E. TOSH

Notary Public
State of Tennessee at Large

My Commission expires

12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15