WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF September, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

R-VRES-12-7013

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy C. Simmons	Neil Olmek	
7013 Lexington Point Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		126-15B-003.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we SALVADOR A. ORTEGA AND KELLY KIRBY ORTEGA, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TIMOTHY C. SIMMONS AND LUISA M. SIMMONS, hereinafter called the Grantee(s), their heirs and assigns, that 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. 3 ON THE PLAN OF SECTION ONE, LEXINGTON POINT SUBDIVISION, AS OF RECORD IN INSTRUMENT NO. 200008300085624, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SALVADOR A. ORTEGA AND WIFE, KELLY KIRBY ORTEGA BY DEED FROM ANGELA MARIE DURHAM AND HUSBAND, JAMES ANDREW DURHAM OF RECORD IN INSTRUMENT NO. 20040608-0067860, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 2, 2004.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 200008300085624; INSTRUMENT NO. 20001018-0103445; INSTRUMENT NO. 20010522-0052909; INSTRUMENT NO. 20020214-0019754; INSTRUMENT NO. 20020219-0021061; INSTRUMENT NO. 20001020-0104424; INSTRUMENT NO. 20020729-0090372; BOOK 513, PAGE 396; BOOK 7526, PAGE 315; BOOK 7526, PAGE 318; BOOK 7526, PAGE 324; BOOK 7601, PAGE 404; BOOK 11669, PAGE 837; BOOK 4257, PAGE 647 ; BOOK 4230, PAGE 987; BOOK 4205, PAGE 194; BOOK 4226, PAGE 715; BOOK 4230, PAGE 987; BOOK 751, PAGE 375 ; BOOK 787, PAGE 7; ; CHANCERY BOOK 1, PAGES 25 & 121; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 7013 Lexington Point Drive, Nashville, Tennessee 37221

(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 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 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.

BILL GARRETT, Davidson County
Trans:T20120074542 DEEDWARR
Recvd: 10/02/12 15:00 2 pgs
Fees:13.00 Taxes:684.50
20121002-0089935

Witness my/our hand(s) this 28th day of September, 2012.

Salvador A. Ortega

Kelly Kirby Ortega by Salvador A. Ortega as Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Salvador A. Ortega, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 28 day of September, 2012.

Notary Public
My Commission Expires: _____

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2016

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Salvador A. Ortega to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kelly Kirby Ortega and who acknowledged he/she/they executed the same as the free act and deed of the said Kelly Kirby Ortega.

Witness my hand and official seal, this the 28 day of September, 2012.

Notary Public
My Commission Expires: _____

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903