WARRANTY DEED

BR12-0701

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

Subscribed and sworn to before me this 5th DAY OF December, 2012.

Notary Public

MY COMMISSION EXPIRES: 10.11.15
(AFFIX SEAL)

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Christopher B. Willis-Blatz	Christopher B. Willis-Blatz	
701 Harding Place	701 Harding Place	
Nashville, TN 37211	Nashville, TN 37211	146-04-122.00
(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, we H. LEE SIMONS AND WIFE, PENELOPE R. SIMONS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER B. WILLIS-BLATZ,* 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:

* unmarried person

Land in Davidson County, Tennessee, being Lot No. 501 on the Plan of Section Nine, Caldwell Hall, of record in Plat Book 3300, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to H. Lee Simons and wife, Penelope R. Simons by Deed from Mary Ruth Buchli, a widow of record in Book 8601, Page 611, Register's Office for Davidson County, Tennessee, dated April 9, 1992 and recorded on April 15, 1992.

unimproved ( )
This is improved (X) property, known as 701 Harding Place, Nashville, Tennessee 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 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.

Witness my/our hand(s) this 5th day of December, 2012.

H. Lee Simons

Penelope R. Simons

BILL GARRETT, Davidson County
Trans:T20120098583 DEEDWARR
Recvd: 12/26/12 14:37 2 pgs
Fees:13.00 Taxes:543.90

20121226-0118825

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of December, 2012, before me personally appeared H. Lee Simons and wife, Penelope R. Simons to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of December, 2012.

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton Dr.
Franklin, TN 37067
Phone: (615)599-9959