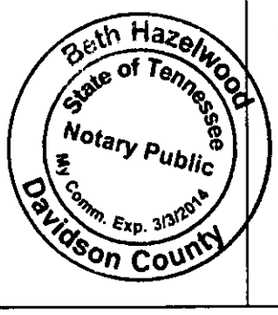
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES: March 3, 2014.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lee R. Simmons	New owner	14812014200
(NAME)	(NAME)	
4657 Fanning Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jennifer Romahn Oldham and Jason Scott Romahn, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lee R. Simmons, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 147 on the Plan of Hazelwood, Section 6, of record in Book 3842, Page 103, Register's Office for Davidson County, Tennessee.

Beginning at a point on the northerly side of Aeolia Drive at a monument marking the terminus of a curve; thence westwardly along the margin of said Drive 90 feet to a monument; thence north 4 degrees 04 minutes 28 seconds East 97.69 feet to a monument; thence north 76 degrees 41 minutes 14 seconds East 92.19 feet to a monument on the westerly side of Fanning Drive; thence along said margin southerly 88 feet to a monument marking the beginning of a curve; thence around said curve southwestwardly 39.27 feet to the point of beginning.

Being the same property conveyed to Gary K. Romahn by deed from William J. Faimon, Trustee, of record in Book 4400, Page 409 and further vested in Gary Keith Romahn by Final Decree recorded in Book 5008, Page 514 and Final Decree recorded in Book 8085, Page 961. Gary K. Romahn having since died intestate as evidenced by probate file 12P747, Probate Clerk's Office for Davidson County, Tennessee, and said file shows Jennifer Romahn Oldham and Jason Scott Romahn to be his only heir-at-law, further reference heirship affidavit of record in Instrument No. 20130319-0027268, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 4657 Fanning Drive, Antioch, TN 37013

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

BILL GARRETT, Davidson County
Trans:T20130022411 DEEDWARR
Recvd: 03/19/13 14:04 2 pgs
Fees:13.00 Taxes:314.50
20130319-0027270

Witness our hands this 18th day of March, 2013.

Jennifer Romahn Oldham

Jason Scott Romahn
By: Jennifer Romahn Oldham, attorney in fact
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, the within named Jennifer Romahn Oldham, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin Tennessee this the 18th day of March, 2013.

Commission expires:

Notary Public

Beth Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this March 18, 2013, before me personally appeared Jennifer Romahn Oldham, the person who executed the foregoing instrument on behalf of Jason Scott Romahn, and acknowledged that she executed the same as the free act and deed of the said Jason Scott Romahn, through Power of Attorney granted her by the said Jason Scott Romahn..

Witness my hand and official seal at Franklin, Tennessee this 18th day of March, 2013.

Commission expires: March 3, 2014

Beth Hazelwood Notary Public

Beth Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County