This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**

BILL GARRETT, Davidson County
Trans:T20130030475 DEEDWARR
Recvd: 04/15/13 10:10 3 pgs
Fees:18.00 Taxes:240.50
20130415-0036906

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Gary Simons, a single person, Bill J. Simons, a married person and Timothy Simons, a single person, an undivided one third interest each as tenants in common** and hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **Ramona Ward Fite, an unmarried woman** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of the Subdivision of Lots Nos. 39 and 40 in the Division of the B. F. Cockrill Farm, as of record in Plat Book 332, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Gary Simons, a single person, Bill J. Simons, a married person and Timothy Simons, a single person, an undivided one third interest each as tenants in common by Deed from Bill Simons and wife, Carolyn Simons, dated 04/24/1990 and filed for record on 05/01/1990 in Book 8099, Page 666, Register's Office for Davidson County, Tennessee.

Map & Parcel: 09110004300

This property is known as: **5804 Leslie Ave., Nashville, TN 37209-1812**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 12 day of April, 2013.

Gary Simons

Bill J. Simons

Timothy Simons

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary Simons, Bill J. Simons and Timothy Simons, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 12th day of April, 2013.

NOTARY PUBLIC

My Commission Expires: 12/27/16

M. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Grantee(s) Name, Address:	Send Tax Statement To:
Ramona Ward Fite	Ramona Ward Fite
5804 Leslie Ave.	1505 Bernard Ave.
Nashville, TN 37209-1812	Nashville, TN 37212

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$65,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 12th day of April, 2013.

(Seal)

W. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Affiant

Notary Public

My commission expires:

12/27/16