STATE OF TENNESSEE)
COUNTY OF Davidson)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Sean Simmons
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2 DAY OF May, 2013.

NOTARY PUBLIC

My Commission expires: 9/29/16

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 13040027

LEWIS BRONER MCCOY NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

Address of New Owner
Melvin Le Rhun
2531 Flamingo Drive
Nashville, TN 37207

Send Tax Bills To:
Same

Tax Information:
071-04-0-122.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Sean Simmons and Lisa Simmons, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do transfer and convey unto **Melvin Le Rhun,** hereinafter called the **Grantee**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 358 on the Plan of Joywood Heights, Section 2-A, as of record in Book 1424, Page 20, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sean Simmons by Deed from Pamela K. Speakman dated 08/30/02 and recorded on 09/06/02 in Instrument No. 20020906-0108268, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
2531 Flamingo Drive, Nashville, TN 37207

SUBJECT TO THE FOLLOWING:

1. 2013 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 1424. Page 20 , Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Restrictive covenants recorded at Book 1373, Page 98 Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

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. We do covenant with said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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:T20130037434 DEEDWARR
Recvd: 05/06/13 10:39 2 pgs
Fees:13.00 Taxes:229.40
20130506-0045328

IN WITNESS WHEREOF, **Sean Simmons and Lisa Simmons** have caused this instrument to be executed, this the 2 day of May, 2013.

Sean Simmons

Lisa Simmons

STATE OF TN
COUNTY OF Dickson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Sean Simmons and wife, Lisa Simmons,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the within instrument for the purposes therein contained.

This the 2 day of May, 2013.

My commission Expires: 4/28/14

NOTARY PUBLIC

