BILL GARRETT, Davidson County
Trans:T20130073183 DEEDWARR
Recvd: 08/23/13 14:51 2 pgs
Fees:13.00 Taxes:703.00

20130823-0089354

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Kristian Booth
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **20th** day of **August, 2013**

Notary Public

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 100 Bluegrass Commons Boulevard, Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlyn Price	SWBC MORTGAGE CORP.	098-05-0A-002.00-CO
(NAME)	(NAME)	
6104 Hampton Hall Way	9311 SAN PEDRO AVE, #100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	SAN ANTONIO, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Marc T Simmons, a married man, joined by his spouse, April Lovelace Simmons**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carlyn Price, an unmarried woman**, 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, TN, Being Lot No. 2, on the Plan of Section One, Hampton Hall, of record in Plat Book 9700, page 290 and 291, Register's Office for Davidson County, TN to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Marc T. Simmons, an unmarried man by deed from Jon Lechner and wife, Amy Lechner dated 12/9/2009 and filed of record in Instrument Number 20091228-0117287, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6104 Hampton Hall Way, Hermitage, TN 37076

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, has 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.

Witness our hands this **20th** day of **August, 2013**

Marc T Simmons

April Lovelace Simmons

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, **Marc T Simmons and April Lovelace Simmons**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **20th** day of **August, 2013**

Notary Public

My commission expires: 3/15/15

DEBRA PAULSSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY