BILL GARRETT, Davidson County
Trans:T20130079792 DEEDWARR
Recvd: 09/16/13 09:22 2 pgs
Fees:13.00 Taxes:1757.50

20130916-0097037

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $475,000.00

Wanda C. Hiett
Affiant

Subscribed and sworn to before me, this the 5th day of September, 2013.

Priscilla C Urbanek
Notary Public

My commission expires: March 8, 2014

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Zade Pollock	Farmington Financial	**130-04-0A-102.00-CO**
4301 Sneed Road	2002 Richard Jones Rd	
Nashville, TN 37205	Nashville TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Danny Simmerman, and wife, Shelly Simmerman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zade Pollock and Nan W. Pollock, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. B of Sneed Road Condominiums, as the same is set out in the Master Deed establishing Sneed Road Condominiums of record in Book 7202, page 384, as amended in Book 10763, page 423 and plan of Belle Meade Annex Subdivision recorded in Plat Book 547, Page 66, in the Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Danny Simmerman, and wife, Shelly Simmerman by Warranty Deed from Warren R. Dunn, and wife, Michelle S. Dunn of record at Instrument No. 20091002-0091591, Register's Office for Davidson County, Tennessee, dated September 25, 2009 and recorded on October 02, 2009.

Also known as 4301 Sneed Road, Nashville TN 37205

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 4301 Sneed Road, Nashville, TN 37205.

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 HANDS EFFECTIVE AS OF September 5, 2013:

Danny Simmerman

Shelly Simmerman

STATE OF Texas)

COUNTY OF Bexar)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Danny Simmerman and Shelly Simmerman, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 5th day of September, 2013.

My Commission Expires: 3/17/14

Notary Public

SAUL HERNANDEZ
Notary Public
STATE OF TEXAS
My Comm. Exp. 03-17-14

20131293R