BILL GARRETT, Davidson County
Trans:T20130081276 DEEDWARR
Recvd: 09/19/13 12:28 2 pgs
Fees:13.00 Taxes:697.45

20130919-0098794

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of September 2013. Notary Public MY COMMISSION EXPIRES: 06/15/14 (AFFIX SEAL)

CONNIE J BUCHANAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn C. Simmons	First Advantage Bank	086080A02600CO
(NAME)	(NAME)	
2156 Strombury Dr	1430 Madison Street	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Clarksville, TN, 37040	
(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, **Lisa A Binkley, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shawn C. Simmons and wife, Tammy D. 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. 432 on the Plan of Camden Woods, Phase II PUD, of record in Plat Book 6900, page 735, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lisa A. Binkley, an unmarried woman by deed from Richard P. Luttfring and wife, Cindy R. Luttfring dated 06/01/2012 and filed of record in Instrument Number 20120709-0059974, 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 X property, known as 2156 Strombury Dr, 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 my hand this 17th day of September 2013.

Lisa A Binkley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, Lisa A Binkley, 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 17 day of Sept 2013.

Notary Public

My commission expires: 8/03/16

CHARLES M. WINN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122