BILL GARRETT, Davidson County
Trans:T20130083630 DEEDWARR
Recvd: 09/27/13 09:34 3 pgs
Fees:18.00 Taxes:518.00
20130927-0101573

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration ~~or value, whichever~~ is greater, for this transfer is $140,000.00. Affiant Subscribed and sworn to before me, this the 26th day of September, 2013. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John Donelson, IV	New Owner	094.01.237.00 &
P.O. Box 60555		094.01.0.236.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SANDRA L. SIMMONS, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN DONELSON, IV, AN UNMARRIED MAN,** 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:

Map/Parcel 094.01.237.00 - Also known as Zero S. 14th Street

Land in Davidson County, Tennessee, being Lot No. 125 in Payne, Blakemore & Cummins Addition to East Nashville, a plat of which is of record in Book 57, Page 707, Register's Office for Davidson County, Tennessee.

Said Lot No. 125 fronts 50 feet on the west side of South 14th Street and runs back between parallel lines and with the southerly margin of Sevier Street, 153 feet to an alley.

Being the same property conveyed to Sandra L. Simmons by Deed from Tommy L. Simmons of record at Instrument No. 20110512-0036680, Register's Office for Davidson County, Tennessee, dated May 11, 2011 recorded on May 12, 2011. Scrivener's Affidavit recorded as Instrument No. 20110623-0048095, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Tommy L. Simmons and wife, Sandra L. Simmons by Deed from B.B. Doubleday, Jr. of record at Book 7594, Page 220, Register's Office for Davidson County, Tennessee, dated July 7th, 1988 recorded on July 8, 1988.

Map/Parcel 094.01.0.236.00 - Also known as 702 S. 14th Street

Land in Davidson County, Tennessee, being Lot No. 126 in Payne, Blakemore & Cummins Addition to East Nashville, a plat of which is of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee.

Said Lot No. 125 fronts 50 feet on the west side of South 14th Street and runs back between parallel lines 153 feet to an alley.

Being the same property conveyed to Sandra L. Simmons by Deed from Tommy L. Simmons of record at Instrument No. 20110512-0036679, Register's Office for Davidson County, Tennessee, dated May 11, 2011 recorded on May 12, 2011.

Being the same property previously conveyed to Sandra L. Simmons by Deed from Janice M. Nichols and Brenda N. Scruggs, unmarried, of record at Book 7418, Page 373, Register's Office for Davidson County, Tennessee, dated November 20, 1987 and recorded on December 4, 1987.

LESS and EXCEPT that property conveyed to Metropolitan Government of Nashville and Davidson County by Warranty Deed from Tommy L. & Sandra L. Simmons of record as Instrument No. 20040505-0051409, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This real property is known as 0 S. 14th St. & 702 S. 14th St., Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of September, 2013.

Sandra L. Simmons

Sandra L. Simmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Sandra L. Simmons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of September, 2013.

J. Brandon Miller

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

Tommy L. Simmons, spouse of Sandra L. Simmons, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Tommy L. Simmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tommy L. Simmons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of September, 2013.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY