WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130104429 DEEDWARR
Recvd: 12/16/13 08:58 2 pgs
Fees:13.00 Taxes:769.60
20131216-0126572

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES March 3, 2015

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of December, 2013.

Tracy Perry
Notary Public

MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Alldredge	New Owner	160-16-OC-073.00
(NAME)	(NAME)	
417 Old Towne Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Carolyn M. Carmack Simmons (formerly known as Carolyn M. Carmack) and husband, Randall Simmons***, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brian Alldredge, a married person**, hereinafter called the Grantee, his 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 Unit 73 on the plan of The Terraces at Brentwood Chase of record in Instrument No. 200011030-109137, Register's Office of said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Charles P. Carmack and Carolyn M. Carmack, husband and wife, by deed dated June 25, 2001 from Pulte Homes Tennessee Limited Partnership, a Tennessee Limited Partnership and filed of record in Instrument No. 20010627-0067866, Register's Office for Davidson County, Tennessee. The said Charles P. Carmack having since died on August 10, 2009 and subject property vesting in Carolyn M. Carmack as the surviving tenant by the entirety.

*Randall Simmons joins in the conveyance of subject property for the purpose of conveying any and/or all right, title and interest, if any, he may have in and to the said property by virtue of marriage to Carolyn Carmack Simmons.

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.

This is improved property, known as 417 Old Towne Drive, Brentwood, TN 37027

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, his heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his 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 **9th** day of **December, 2013**.

Carolyn Carmack Simmons
Carolyn Carmack Simmons

Randall Simmons
Randall Simmons

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Carolyn Carmack Simmons (formerly known as Carolyn M. Carmack) and husband, Randall 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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **9th** day of **December, 2013**.

Notary Public

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires:
3/18/14