(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

Subscribed and sworn to before me this 15th day of January, 2014

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

BILL GARRETT, Davidson County
Trans: T20140003882 DEEDWARR
Recvd: 01/17/14 10:33 2 pgs
Fees: 13.00 Taxes: 1054.50
20140117-0004773

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Simmons	Pinnacle Bank	103-03-0
(NAME)	(NAME)	(MAP)
217 53 Avenue North	150 3rd Avenue South, Ste. 900	053.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209	Nashville, TN 37201	
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Aidan Bowles and wife, Sabrina Bowles, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto James D. Simmons and Lisa S. Simmons, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Re-subdivision of Lots No. 1 through 4, inclusive, on the Plan of subdivision of Lots No. 21 & 22 in the Realty Savings Bank and Trust Company's Revised Plan of the West extension of the Charlotte Park Company's First Addition of record in Plat Book 1130, Page 51, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aidan Bowles and wife, Sabrina Bowles by Deed from Kelly A. Hill, unmarried of record in Instrument No. 20120831-0078949, Register's Office for Davidson County, Tennessee, dated 8/29/2012 recorded on 8/31/2012.

217 53 Avenue North, Nashville TN 37209

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 217 53 Avenue North, Nashville, Tennessee 37209

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, 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 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/our hand(s) this 15th day of January, 2014.

Aidan Bowles
by Brenda Wenk, attyinfact
Aidan Bowles by Brenda Wenk
as Attorney-in-Fact

Sabrina Bowles
by Brenda Wenk, attyinfact
Sabrina Bowles by Brenda Wenk
as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Brenda Wenk with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-Fact for Aidan Bowles and Sabrina Bowles, the within named bargainors, and that she as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the names Aidan Bowles and Sabrina Bowles.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 15th day of January 2014.

My Commission Expires: 1/9/2016

Notary Public