QUIT CLAIM DEED

BILL GARRETT, Davidson County
Trans:T20140003882 DEEDQC
Recvd: 01/17/14 10:35 2 pgs
Fees:12.00 Taxes:0.00
20140117-0004776

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 285,000.00 - 0 - PM

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF JANUARY, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 13-P6082 SIMMONS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
James D. Simmons, Lisa S. Simmons, Charles R. Collins and Haley S. Collins	same	
217 53rd Avenue North		103-03-0-053.00
Nashville, TN 37209		

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

JAMES D. SIMMONS AND WIFE LISA S. SIMMONS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

JAMES D. SIMMONS AND WIFE LISA S. SIMMONS AND CHARLES R. COLLINS AND WIFE HALEY S. COLLINS, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 217 53rd Avenue North, Nashville, TN 37209

Witness hand on the 15th day of January, 2014.

James D Simmons by Haley Collins, attorney in fact
James D. Simmons by Haley Collins, attorney in fact

Lisa S. Simmons by Haley Collins attorney in fact
Lisa S. Simmons by Haley Collins, attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 15th day of January, 2014, before me personally appeared Haley Collins to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James D. Simmons and Lisa S. Simmons and acknowledged that she executed the same as the free act and deed of said James D. Simmons and Lisa S. Simmons.

Witness my hand and official seal at Franklin, Tennessee

Notary Public

My Commission Expires:

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

EXHIBIT A - LEGAL DESCRIPTION

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

Being the same property conveyed by Warranty Deed from Kelly A. Hill, unmarried to Aidan Bowles and wife, Sabrina Bowles as recorded on the 31st day of August, 2012 in Instrument No. 20120831-0078949 and Warranty Deed from William David Young and wife, Jennifer Young to Kelly A. Hill as recorded on the 21st day of May, 2007 in Instrument No. 20070521-0060483, in the Register's Office of Davidson County, Tennessee..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

Being the same property conveyed to Lisa S. Simmons and James D. Simmons by Warranty Deed from Aidan Bowles and Sabrina Bowles of Record in Instrument # 20140117-0004773, Registers Office for Davidson County Tennessee.

This instrument is being executed in behalf of Lisa S. Simmons and James D. Simmons pursuant to a power of attorney executed by the same on December 23, 2013, and being filed for in Instrument # 20140117-0004774, Register's Office for Davidson County, Tennessee.