File Box 24B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140004304 DEEDWARR
Recvd: 01/21/14 10:04 2 pgs
Fees:13.00 Taxes:462.50
20140121-0005319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: October 5, 2015

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorris B. Calvin	New Owners	06114000900
(NAME)	(NAME)	
4307 Alabama Avenue	4307 Alabama Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Wayne R. Simmons and wife, Elizabeth Anne Simmons**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dorris B. Calvin and wife, Ruby Sandra Calvin, one-half (1/2) undivided interest and Option Rentals, Inc., a Tennessee Corporation, one-half (1/2) undivided interest**, 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:

Being land in Nashville the Urban Services District, 8th Council District of Davidson County, Tennessee, and being a land portion of Lot 169 on the Plat of record in Plat Book 547, pages 103 and 104, said Register's Office, being generally located on the north side of Hart Lane and East of Hutson Avenue and being more particularly described as follows:

Beginning at an existing iron pin on the northerly right-of-way line of Hart Lane at the southeasterly corner of Haynie L. Shirley and Becky M. Shirley as of record in Instrument No. 20070419-0046484, said Register's Office; thence, leaving said northerly right-of-way line of Hart Lane with the easterly line of said Shirley's, N 15 deg. 54" 32" E, a distance of 322.10 feet to an existing iron pin on the southerly line of Leroy Buggs et ux, as of record in Deed Book 8447, page 104, said Register's Office; thence, with the southerly line of said Buggs', S 73 deg. 21' 51" E, a distance of 55.38 feet to an existing iron pin at the northwesterly corner of Wayne R. Simmons and Elizabeth Anne Simmons as of record in Deed Book 10831, page 583, said Register's Office, thence, with the westerly line of said Simmons', S 15 deg. 51' 30" W, a distance of 316.94 feet to an existing iron pin on the northerly right-of-way line of Hart Lane; thence, with said northerly right-of-way line of Hart Lane, N 78 deg. 39' 55" W, a distance of 55.83 feet to an existing iron pin at the point of beginning, having an area of 17,738 square feet or 0.41 of an acre, more or less, according to the Boundary Survey prepared by Kirk S. Duclos, RLS #1936, dated 1/7/14.

Being the same property conveyed to Wayne R. Simmons and wife, Elizabeth Anne Simmons by deed from Charles A. McClain and wife, Archielene McClain of record in Instr. No. 20050722-0085614, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2014 Taxes, prorated and assumed by the Grantees; all matters on the plan of record in Book 547, page 103 and 104; restrictive covenants in Book 5043, page 514, Book 5093, page 690, Book 5248, page 408, Book 7186, page 851; and Sanitary Sewer and/or Storm Drainage Agreement in Book 4264, page 193, said Register's Office. Subject to the rights and claims of parties in possession. Subject to any and all leases not of public record.
This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 709 Hart Lane, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 15th day of January, 2014.

Wayne R. Simmons

Elizabeth Anne Simmons

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Wayne R. Simmons and wife, Elizabeth Anne Simmons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainors, and who upon oath executed the within instrument for the purposes therein in contained.

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

Commission expires: October 5, 2015

Ann B. Waddell Notary Public

ANN B. WADDELL
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON