WARRANTY DEED

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-30-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Xavier Rene Roger Stien	Xavier Rene Roger Stien	102070A05900 CO
(NAME)	(NAME)	
6680 Charlotte Pike Apartment K2		
(ADDRESS)	(ADDRESS)	
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, Aaron M. Simmons and wife, Colleen Mary Simmons, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Xavier Rene Roger Stien, 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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. K-2, on the Plan of West Meade Condominium N/K/A The Avenue Nashville West, of record in Book 5200, Page 430, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Aaron M. Simmons and Murietta Kay Simmons, as Joint Tenants with the Right of Survivorship, by deed of record in Instrument Number 200003300031910, Register's Office for Davidson County, Tennessee. Further conveyed to Aaron M. Simmons by Quitclaim Deed from Murietta Kay Simmons and Billy B. Simmons as recorded in Instrument Number 20070328-0037256, said Register's office. Aaron M. Simmons is now married to Colleen Mary Simmons. The said Colleen Mary Simmons hereby joining in this conveyance to waive any marital rights granted to a spouse by law, in said property.

Subject all matters as shown on Plan of West Meade Condominium of record in Book 5200, Page 430, Register's Office for Davidson County, Tennessee. Master Deed of record in Book 5923, Page 704, Book 6277, Page 653, Book 7333, Page 414, Instrument No. 20120724-0065040 and Instrument No. 20120817-0074026, Register's Office for Davidson County, Tennessee. Easement of record in Book 4520, Page 836, Book 6561, Page 90 and Book 8808, Page 872, Register's Office for Davidson County, Tennessee. Charter West Meade Condominium Association of record in Book 5918, Page 953, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 6680 Charlotte Pike Apartment K2, Nashville, TN 37209

(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.

BILL GARRETT, Davidson County
Trans:T20140022025 DEEDWARR
Recvd: 04/02/14 10:26 2 pgs
Fees:13.00 Taxes:222.00

20140402-0027199

Witness our hands this 27th day of March, 2014.

Aaron M. Simmons

Colleen Mary Simmons

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aaron M. Simmons and Colleen Mary Simmons, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 27th day of March, 2014.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017