WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140022411 DEEDWARR
Recvd: 04/03/14 09:35 2 pgs
Fees:13.00 Taxes:1942.50
20140403-0027645

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D. Mark Simmons	New Owner	145-2-93 & part of 145-6-72
(NAME)	(NAME)	
78 Concord Park West		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **BOSSE ROAD PARTNERSHIP, L.P., A TENNESSEE LIMITED PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **D. MARK SIMMONS AND WIFE, MARTHA I. SIMMONS,** 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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Final Plat, Third Revision to Tyne Estates, a Planned Unit Development, of record in Instrument No. 20140328-0025907, said Register's Office, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Bosse Road Partnership, L.P. by Deed from BBC Holdings, Inc. dated January 15, 2010 of record in Instrument No. 20100119-0004305 and part of the same property conveyed by Deed from Turnberry Homes, LLC dated December 28, 2012 of record in Instrument No. 20121231-0120439, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20140328-0025907, said Register's Office; and (c) restrictive covenants of record in Instrument No. 20060915-0114437said Register's Office; (d) bylaws of record in Instrument No. 20060915-0114571, said Register's Office; (e) storm drainage easement of record in Book 7959, page 743, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 609 Walnut Grove Cir. Nashville, TN 37215 & Part of 608 Walnut Grove Cir., Nashville, TN 37215

(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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 1 day of April, 2014.

Bosse Road Partnership, L.P., a Tennessee limited partnership
By Bosse Road Management L.L.C., General Partner

By: _____
Joseph M. Ivey, Jr., Chief Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Joseph M. Ivey, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Chief Manager of Bosse Road Management, LLC, the General Partner of Bosse Road Partnership, L.P., the within named bargainor, a partnership, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 1 day of April, 2014.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

_____
Notary Public