THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140029077 DEEDWARR
Recvd: 04/29/14 10:56 2 pgs
Fees:13.00 Taxes:74.00

20140429-0035840

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00.

Affiant

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF April, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Boyd A. Simmons	Boyd Simmons	
0 Melbourne Drive	6204 Melbourne Dr	158-07-0-039.00
Nashville, TN 37215	Nashville TN 37215	
(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, **Gregory V. Hurley**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Boyd A. Simmons and Ethel B. 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. 34 of Forrest Trails Subdivision, Section 2 of record in Book 4675, page 45, Register's Office of Davidson County, Tennessee.

BEGINNING at the north most boundary line of Lot 34, this being a common point with Lot 35 on said subdivision plan; thence South 58 deg. 28 min. East with said boundary line of Lot 35 677.5 feet to a point; thence South 17 deg. 5 min. West 43.30 feet to a concrete marker; thence North 72 deg. 55 min. west 80 feet to a concrete marker; thence South 17 deg. 5 min. West 100.00 feet to a concrete marker; thence North 80 deg. 28 min. west along the boundary line of Lot 33 397.5 feet to a point; thence North 40 deg. 54 min. West still along a common boundary line of Lots 33 and 34 260 feet to a point; thence North 26 deg. 43 min. East 229.9 feet to the point of beginning. Said Lot containing 3.57 acres, more or less.

TOGETHER with a 60 foot driveway, public utility and drainage easement from Melbourne Drive on and across Lot 35 which is shown on the plat of record in Book 4675, page 45, Register's Office of Davidson County, Tennessee, however, this easement is subservient to the TVA power line easement of record in Book 2276, page 402, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Gregory V. Hurley by deed from Sheri M. Hurley of record in Instrument No. 20020201-0014639 Register's Office for Davidson County, Tennessee, dated January 16, 2002 and recorded on February 1, 2002.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) UNIMPROVED

() IMPROVED property known as **0 Melbourne Drive, Nashville, TN 37215.**

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 hand this the 14 day of April, 2014.

Gregory V. Hurley

STATE OF Tennessee
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gregory V. Hurley** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 14 day of April, 2014.

My Commission expires: 09/21/2016

Morgan B. Suarez
Notary Public

MORGAN B. SUAREZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. SEPT. 21, 2016