BILL GARRETT, Davidson County
Trans:T20140032759 DEEDWARR
Recvd: 05/12/14 13:39 2 pgs
Fees:13.00 Taxes:352.83
20140512-0040489

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R14-1207

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrea G. Gillotte 4657 Fanning Drive Antioch, TN 37013-2728	Navy Federal Credit Union 5550 Heritage Oaks Drive Pensacola, FL 32526	148-12-0-142.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $95,360.00

Affiant

Subscribed and sworn to before me, this the 9th day of May, 2014.

Notary Public

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

My Commission Expires: 12/21/2015
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Lee R. Simmons, unmarried, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Andrea G. Gillotte, an unmarried woman ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 147 on the Plan of Hazelwood, Section 6, as of record in Book 3842, page 103, Register's Office for Davidson County, Tennesseef.

Beginning at a point on the northerly side of Aeolia Drive at a monument marking the terminus of a curve; thence westwardly along the margin of said Drive 90 feet to a monument; thence N 4° 04' 28" East 97.69 feet to a monument; thence N 76° 41' 14" East 92.19 feet to a monument on the westerly side of Fanning Drive; thence along said margin southerly 88 feet to a monument marking the beginning of a curve; thence around said curve southwestwardly 39.27 feet to the point of beginning.

Being the same property conveyed to Lee R. Simmons by Warranty Deed from Jennifer Romahn Oldham and Jason Scott Romahn, dated March 18, 2013, recorded March 19, 2013, in Instrument No. 20130319-0027270, Register's Office for Davidson County, Tennessee

This is improved property located at: **4657 Fanning Drive, Antioch, TN 37013-2728**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **9th** day of **May, 2014.**

GRANTOR(S)

Lee R. Simmons 5/7/2014

Lee R. Simmons

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Lee R. Simmons** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **9th** day of **May, 2014.**

Notary Public

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

My Commission Expires: 12/21/2014

When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684

File No. RA- 1007