This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
R14-0397-D

BILL GARRETT, Davidson County
Trans:T20140051302 DEEDWARR
Recvd: 07/17/14 10:09 2 pgs
Fees:13.00 Taxes:222.00
20140717-0063211

WARRANTY DEED

Address of New Owners:
Mr. and Mrs. David Schenkel
6121 Nolensville Pike
Nashville, TN 37211

Send Tax Bills To:
New Owners

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, I,
Brian C. Simmons

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
David Schenkel and wife, Kendra Schenkel

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:

Lying and being in Davidson County, Tennessee, and being Lot No. 31 on the Plan of Battlewood Subdivision, Section IV, of record in Plan Book 3106, Page 63, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point on the Northeast side of Drummond Drive; thence with the Northeast side of Drummond Drive 205.48 feet to a point; thence Northeasterly 403.4 feet to a point; thence Southwesterly 343.52 feet to the point of beginning.

Being part of the same property conveyed to Brian C. Simmons and David L. Schenkel, as tenants in common, by deed from William Boyd Adams and wife, Dorothy Ann Adams, dated June 2, 2000, and of record in Instrument Number 20000606-005934, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Drummond Drive.

This property is subject to all matters shown on a plat of record in Book 3106, Page 63, in the Register's Office of Davidson County, Tennessee.

This property is subject to any existing rents and/or leases.

This is ( ) Unimproved (X) Improved property known as 1027/1029 Drummond Drive, Nashville, TN

THIS CONVEYANCE IS SUBJECT TO: 2014 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 15th day of July, 2014.

Brian C. Simmons

STATE OF Colorado
COUNTY OF Denver

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian C. Simmons, 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 for the purposes therein contained.

Witness my hand and official seal this the 15 day of July, 2014.

Notary Public

NOTARY PUBLIC
RICARDO A CAMPOS
STATE OF COLORADO
MY COMMISSION EXPIRES JULY 05, 2015

My Commission Expires: July 05, 2015

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2014.

Notary Public

CISSY J. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 11-21-2017

My Commission Expires:

Map: 119 16 0
Parcel: 019.00