File Box 8

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00 Affiant Subscribed and sworn to before me, this 18th day of July, 2014 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heber S. Simmons, III	New owner	129-04-0
(NAME)	(NAME)	(MAP)
104 Hardingwoods Place		021.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, David Klements and wife Rebecca Klements, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Heber S. Simmons, III and Sperry B. Stadler, as joint tenants with rights of survivorship, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Harding Woods of record in Plat Book 2900, Page 115, amended in Book 3951, Page 199, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Klements and wife, Rebecca Klements by deed from Worrick G. Robinson, IV and wife, Leslie B. Robinson of record in Instrument No. 20011126-0128276 Register's Office for Davidson County, Tennessee, dated November 09, 2001 and recorded on November 26, 2001.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 104 Hardingwoods Place, Nashville, Tennessee 37205

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:T20140052457 DEEDWARR
Recvd: 07/21/14 14:08 2 pgs
Fees:13.00 Taxes:2701.00
20140721-0064541

Witness my/our hand(s) this 18th day of July, 2014.

David Klements

Rebecca Klements

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared David Klements and wife, Rebecca Klements with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 18th day of July, 2014.

Notary Public



My Commission Expires: 9/20/17