BILL GARRETT, Davidson County
Trans:T20140054679 DEEDWARR
Recvd: 07/29/14 11:15 2 pgs
Fees:13.00 Taxes:434.75
20140729-0067222

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Bradley & Susannah Applebaum
3117 East Lake Drive
Nashville, TN 37214

SEND TAX BILL TO:
Pinnacle Bank
150 3rd Avenue South, Suite 900
Nashville, TN 37201

MAP/PARCEL 108-08-115.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Daniel J. Simmons and wife, Jayme J. Simmons,** has this day bargained and sold, and does hereby transfer and convey unto **Bradley Holt Applebaum and Susannah G. Applebaum, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Revised Final Plat, Section Two of East Lake Subdivision, of record in Plat Book 5200, Page 299, 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 Daniel J. Simmons and Jayme J. Simmons, husband and wife by Quitclaim Deed from Daniel J. Simmons and Jayme J. Thompson, both unmarried, of record in Instrument No. 20100830-0068645, Register's Office for Davidson County, Tennessee, dated August 2, 2010 and recorded on August 30, 2010.

This is improved property known as: **3117 East Lake Drive, Nashville, Tennessee 37214.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 5200, page 299, and restrictions in Book 5689, page 686, and encumbrances as may be shown of record in the office of the

Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 23rd day of July, 2014.

Daniel J. Simmons

Jayme J. Simmons

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Daniel J. Simmons and Jayme J. Simmons,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 23rd day of July, 2014.

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 2017

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $117,500.00.

AFFIANT

Subscribed and sworn to before me this the 23rd day of July, 2014.

NOTARY PUBLIC

My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY