THIS INSTRUMENT PREPARED BY: DAVID C. RISNER, ATTORNEY AT LAW, P.O. BOX 594, KINGSTON SPRINGS, TENNESSEE 37082

Prepared upon information furnished by the parties and without the benefit of a survey, title examination, title insurance, and no closing.

GAIL SALAUN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
) ss:
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Mary Elizabeth Simmons
Affiant

Subscribed and sworn to before me this the 30th day of July, 2014.

Notary Public

My Commission Expires: 3/15/15

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
James K. Loftis, et ux. 917 Belden Way Nashville, Tennessee 37221	Same	Map 086-03-A Parcel 037.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration the receipt of which is hereby acknowledged, **I, Mary Elizabeth Simmons, a single person,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **James K. Loftis and wife, Jennifer E. Loftis**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 37 on the Plan of Summit Run, Phase Two, of record in Book 9700, page 660, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary Elizabeth Simmons, by warranty deed from Fox Ridge Homes, Inc., of record in Book 11306, Page 396, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is made subject to:

BILL GARRETT, Davidson County
Trans: T20140055577 DEEDWARR
Recvd: 07/31/14 11:17 2 pgs
Fees: 13.00 Taxes: 555.00
20140731-0068312

Taxes for the year 2014 and subsequent, which are a lien, but are not yet due and payable. There is no proration for taxes for 2014 which will be the sole responsibility of Buyer. Assessments for 2014 have been paid by Seller in full but shall not be prorated and will inure to the benefit of Buyer.

All matters as shown on plat of record in Book 9700, page 660, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 10326, page 683, and Book 10378, page 251, Register's Office for Davidson County, Tennessee.

Easements of record in Book 7325, page 994 and in Book 10693, page 703, Register's Office for Davidson County, Tennessee.

All matters as shown on plats of record in Book 5200, page 776 and Book 8250, page 524, as corrected in Book 10021, page 425, Register's Office for Davidson County, Tennessee.

All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or rights of way for public utilities.

This is improved property known as 305 Hunters Path Court, Hermitage, Tennessee 37076.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEES, their successors and assigns, forever; and I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth above, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Witness my hand this 30th day of July, 2014.

Mary Elizabeth Simmons

Mary Elizabeth Simmons

STATE OF TENNESSEE)
) ss:
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Mary Elizabeth Simmons, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt Juliet, Tennessee, this 30th day of July, 2014.

NOTARY PUBLIC

GAIL SALAUN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3/15/15