Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Davidson County DEEDWARR
Recvd: 08/01/14 07:51 3 pgs
Fees:18.00 Taxes:475.45
20140801-0068649

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $128500.00

Affiant

Subscribed and sworn to before me, this 31 day of July 2014.

Notary Public
My commission expires: 2/23/15

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Elise King	F&M Bank	161-11-0A-16
358 Huntington Ridge Dr.	50 Franklin St.	
Nashville TN 37211	Clarksville, TN 37040	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Zachariah A. Simms and wife Hannah R. Simms hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Elise King, single woman hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 16 on the Plat of Huntington Ridge Townhouse, of record in Plat Book 4675, page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Zachariah A. Simms and Hannah R. Simms by deed from Daniel W. Studer of record in Instrument No. 20070201-0013504, Register's Office for Davidson County, Tennessee and dated January 31, 2007.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 4729, page 687, and amended in Book 4889, Page 905 and Book 5394, Page 243 and in any allied instruments(s) referred to in said restrictions. 3) Charter of Huntington Ridge Homeowner's association of record in Book 4499 Page 444, Book 4729, Page 683; Book 4890, Page 85 4) Bylaws for Huntington Ridge Homeowners Association of record in Book 7423 Page 762

This property is improved property known as 358 Huntington Ridge Dr., Nashville, Tennessee 37211

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 31st day of July, 2014.

Zachariah A. Simms

Hannah R. Simms

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Zachariah A. Simms and Hannah R. Simms, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of July, 2014.

Notary Public

My Commission expires: 2/28/15

FILE NO: 08312

CROSS NANCE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Sheri Engel
Signature

State of Tennessee
County of Williamson

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County