File Box 8

BILL GARRETT, Davidson County
Trans:T20140062915 DEEDWARR
Recvd: 08/25/14 14:17 2 pgs
Fees:13.00 Taxes:636.03
20140825-0077404

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $171,900.00 (One Hundred Seventy One Thousand Nine Hundred).

AFFIANT

Subscribed to and sworn before me this 21st day of August, 2014.

NOTARY PUBLIC MY COMMISSION EXPIRES:

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Vicky L. Clinton 932 General George Patton Road Nashville, TN 37221	First Community Mortgage, Inc. 275 Robert Rose Drive Murfreesboro, Tennessee 37129	142090C93200CO

WARRANTY DEED

FOR AND IN 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/WE, **JAMES T. SIMMONS AND WIFE GLENDA F. SIMMONS**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **VICKY L. CLINTON**, 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 TO WIT:

Land in Davidson County, Tennessee, being Unit No. 932, together with carport number 932-C, on the plan of Phase One, Lot Two, Section Five, River Plantation of record in Plat Book 5200, Page 257, Register's Office for Davidson County to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation, Section Five, a horizontal property regime established by Master Deed of record in Book 5410, Page 248, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James T. Simmons and wife, Glenda F. Simmons by deed from Geri Ann Shoop dated March 15, 2012 and recorded in Instrument #20120328-0026293 dated March 28, 2012, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **932 GENERAL GEORGE PATTON ROAD** **NASHVILLE,TN37221**

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, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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 allgenders.

JMTS. JGFS.

LTSR Number:

GTE File: 2014

WITNESS, this 21st day of August, 2014

James T. Simmons

Glenda F. Simmons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21st day of August, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **James T. Simmons and Glenda F. Simmons** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 21st day of August, 2014.

Notary Public

Commission Expires:

JEREY M. GRISHAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT 18, 2016

LTSR Number:

GTE File: 2014