Bk/36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140064482 DEEDWARR
Recvd: 08/29/14 14:05 2 pgs
Fees:13.00 Taxes:758.50
20140829-0079269

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $205,000.00.

Catrina Oliver
Affiant

Subscribed and sworn to me on August 28, 2014

Todd A. Bricker
NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires 9-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27817SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
D. Mark Simmons Martha D. Simmons 78 Concord Park West Nashville, TN 37205	SAME AS NEW OWNERS	147-01-0-256.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Catrina Oliver and Nicole Knox in equal shares as the sole heirs at law of Sally R. Bagwell, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto D. Mark Simmons and Martha D. Simmons, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 178 on the revised Plan of Caldwell Hall, Section I, as of record in Book 2900, page 58, Register's Office for said County.

Being the same property conveyed to Sally Denise Robertson and Raymond Earl Oliver, Jr., by Deed from Vera Ainsworth of record in Book 5157, page 180, in the Register's Office for Davidson County, Tennessee. The said Raymond Earl Oliver, Jr. having quitclaimed his interest in the subject property to Sally Robertson Oliver by deed of record in Book 9975, page 655, said Register's Office. Sally Robertson Oliver Bagwell, being one in the same person as Sally Denise Robertson, Sally Robertson Oliver and Sally R Bagwell as above, having since died intestate. The Affidavit of Heirship recorded as Instrument No. 20131112-0116876 and as Instrument No. 20131112-0116877, in said Register's Office establishes Catrina Oliver and Nicole Knox as the sole heirs at law of Sally Robertson Oliver Bagwell.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County and Nashville City taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Matters shown on plan of record in Book 2900, page 58, Register's Office for Davidson County, Tennessee.
3. Declarations/Restrictions of record in Book 2929, page 117, and Book 2997, page 93, said Register's Office.
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 324 Garrett Drive, Nashville, TN 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 GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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.

WITNESS our hands on August 28, 2014.

Heirs at law of Sally R. Bagwell

Catrina Oliver, Individually and Administratrix

Catrina Oliver, Individually and Administratrix

Nicole Knox, Individually

Nicole Knox, Individually

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On August 28, 2014, before me personally appeared Catrina Oliver, Individually and as Administratrix sole heirs of Sally R. Bagwell and Nicole Knox Individually to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Notary Public

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 8-11-2017