Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20140064994 DEEDWARR
Recvd: 09/02/14 14:56 2 pgs
Fees:13.00 Taxes:1154.40
20140902-0079972

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $312,000.00.

Affiant

Subscribed and sworn to before me this 29th day of August, 2014.

Notary Public
My Commission Expires: 06/24/18

SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

14-0376

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jonathan Blake Simmons	Churchill Mortgage Corporation	147 01 0
4719 West Longdale Drive	761 Old Hickory Blvd. #400	168.00
Nashville, TN 37211	Brentwood, TN 37027	

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, we

Andrew T. Townsend and wife, Anna G. Townsend,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jonathan Blake Simmons and Katy Osborne Sanders, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 217 on the Revised Plan of Caldwell Hall, Section 1, as of record in Plat Book 2900, Page 57, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Andrew T. Townsend and wife, Anna G. Townsend by deed from Steven T. Townsend and wife Betty S. Townsend, dated March 13, 2008, of record as Instrument No. 20080314-0026076, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4719 West Longdale 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 we do covenant with the said GRANTEES 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 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 this 29th day of August, 2014.

Andrew T. Townsend

Anna G. Townsend

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Andrew T. Townsend and wife, Anna G. Townsend**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of August, 2014.



D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18