WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140065242 DEEDWARR
Recvd: 09/03/14 10:37 2 pgs
Fees:13.00 Taxes:749.25
20140903-0080279

State of Tennessee)
County of Davidson)

G#26346-2

The actual consideration or value, whichever is greater, for this transfer is **$202,500.00.**

Affiant

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

Notary Public

My commission expires: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Danielle Vernier	Farmington Mortgage	**10516024900**
2093 Whitney Avenue	2002 Richard Jones Rd, Ste 300A	
Nashville, TN 37210	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Casey M. Simmonds (f/k/a Casey M. Bynum) and husband, David M. Simmonds

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Danielle Vernier, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 60 on the Plan of The Subdivision of The Jane Watkins Tract, as of record in Book 2, Page 108, in the Chancery Court of Nashville, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Casey M. Bynum by Warranty Deed dated May 26, 2010, from Katherine McClernon Chaffin and husband, Jason M. Chaffin, of record in Instrument No. 20100602-0042384, Register's Office for Davidson County, Tennessee. The said Casey M. Bynum having married and is now known as Casey M. Simmonds.

DAVID M. Simmonds, spouse of the above named Casey M. Simmonds joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

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

1) All matters shown on the Plan of record in Book 2, Page 108, in the Chancery Court of Nashville, Tennessee; and,

2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as: **2093 Whitney Avenue, Nashville, TN 37210**.

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 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 my/our hand(s) this **29th** day of **August, 2014.**

Casey M. Simmonds

Casey M. Simmonds (f/k/a Casey M. Bynum)

David M. Simmonds

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Casey M. Simmonds (f/k/a Casey M. Bynum) and husband, David M. Simmonds,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

My Commission Expires: 7-03-17

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017