STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,700.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF September, 2014.

_____
Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G14-9880D

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140072915 DEEDWARR
Recvd: 09/29/14 12:35 3 pgs
Fees:18.00 Taxes:365.19
20140929-0089461

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Corey A. Macey, single man (NAME)	Sumner Bank & Trust (NAME)	53-16-145
306 Pitts Avenue (STREET ADDRESS)	780 Browns Lane (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Gallatin, TN 37066 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Daniel Simmons and Debbie Simmons**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Corey A. Macey, single man**, HEREINAFTER CALLED THE GRANTEES, 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, and being further described as follows, to-wit:

Beginning at an iron pin in the Southerly margin of Pitts Avenue and the northwest corner of tract of land deed in Junior Fox and wife, Ora Fox by Derrick Sloan and wife, Hope Sloan recorded in Deed Book 5796, page 879, in the Register's Office for Davidson County, Tennessee; thence along the Southerly margin of Pitts Avenue South 65°16' East 114.7 feet to an iron pin; thence leaving Pitts Avenue South 12°32' West 115.4 feet to an iron pin; thence North 87°44' West 80.4 feet to an iron pin in an existing fence; thence along said fence North 00°26' East 157.5 feet to an iron pin in the Southerly margin of Pitts Avenue being the point of beginning.

Being the same property conveyed to Daniel Simmons and Debbie Simmons from Federal National Mortgage Association by Special Warranty Deed dated May 24, 2013, as of record in Instrument #20130612-0059955 in the Register of Deeds of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 306 Pitts Avenue, Old Hickory, TN 37138.

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. Whenever 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 25th day of September, 2014.

Daniel Simmons

September 25, 2014
Date

STATE OF FLORIDA

COUNTY OF Bay }

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

Witness my hand and official seal, this 25th day of September, 2014.

My Commission Expires:_____

Angela Glass
Notary Public

ANGELA GLASS
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION #FF 110662
MY COMMISSION EXPIRES JUNE 8, 2018

Witness my/our hand(s) this 25th day of September, 2014.

Debbie Simmons

9/25/14
Date

STATE OF FLORIDA
COUNTY OF Santa Rosa

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

Witness my hand and official seal, this 25th day of September, 2014.

My Commission Expires:

JAMES W. FILPI
Notary Public - State of Florida
My Comm. Expires Feb 12, 2017
Commission # EE 874137
Bonded Through National Notary Assn.

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066