WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140074286 DEEDWARR
Recvd: 10/02/14 12:51 2 pgs
Fees:13.00 Taxes:1017.50
20141002-0091105

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF September 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

LOGOS REALTY CLOSING SERVICES, INC.
CLOSING AND TITLE COMPANY

215 2ND Ave North, Suite 200, Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Marshall Bryan	Highlands Residential Mortgage	105-05-0-026.00
(NAME)	(NAME)	
1224 15th Ave South	12001 N. Central Expressway	
(ADDRESS)	(ADDRESS) Suite 750	
Nashville, TN 37212	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mary Jo Morton, Jeanette Sims Holland, Janice Ann Sims and** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **P. Marshall Bryan, a married man** 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 Lot(s) 8 and the north 20 feet of Lot 9, as shown on the map entitled Subdivision of Lot No. 27 of the O. B. Hayes Rokeby Plan, of Lots, of record in Book 421, Page 22, Register's Office for Davidson County, Tennessee.

Said lot and part of said lot front 50 feet on the easterly side of 15th Avenue South and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to JAMES HENRY SIMS AND WIFE, NANCY C. SIMS, by deed from JOSEPH E. SCALES AND WIFE, HELENA SCALES, of record in Book 4155, Page 633, dated July 25, 1967, said Register's Office. JAMES HENRY SIMS died on or about May 3, 1981, leaving NANCY C. SIMS as the surviving tenant by the entirety. For further reference see Continuous Marriage Affidavit of record in Instrument No. 20060629-0077957, said Register's Office. NANCY C. SIMS died testate on or about May 26, 2014. She devised said property to MARY MORTON BEAIRD, N/K/A MARY JO MORTON, JEANETTE SIMS HOLLAND, JANICE SIMS MATLOCK, N/K/A JANICE ANN SIMS AND JOYCE SIMS, N/K/A JOYCE MARIE SIMS MARTIN by will of record in Docket No. No. 14P1022, Probate Court for Davidson County, Tennessee.

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.

Executed by my hand this 30 Day of Sept 2014.

Mary Jo Morton, Seller

Jeanette Sims Holland

Janice Ann Sims

Joyce Marie Sims Martin

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 Mary Jo Morton, Jeanette Sims Holland, Janice Ann Sims and Joyce Marie Sims Martin, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained as such Managing Partner.

Witness my hand and Official Seal this 30 Day of September, 2014

Notary Public

My Commission Expires: MAR 08 2016

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Please return to
Logos Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201