WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140079871 DEEDWARR
Recvd: 10/23/14 10:02 2 pgs
Fees:13.00 Taxes:647.50
20141023-0097757

G-VRES-14-8319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph W. Jackson, III	**Access National Mortgage**	
(NAME)	(NAME)	
8319 Saint Danasus Drive	**1800 Robert Fulton Drive, Suite 350**	**173-09-0-A-245.00C O**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Reston, VA 20191**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ADAM M. SIMMONS, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOSEPH W. JACKSON, III, A SINGLE MAN,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 186 on the Plan of Revision to Lots 177 through 188 Phase "E", Lenox Village, of record in Plat at Instrument No. 20040726-0088981, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Adam M. Simmons, unmarried by deed from Don B. Smithson, d/b/a Don B. Smithson Construction, of record in Instrument No. 20040917-0112194, Register's Office for Davidson County, Tennessee, dated September 03, 2004 and recorded on September 17, 2004.

Sarah Simmons, spouse of Adam M. Simmons, joins herein to convey any and all marital interest she may have in the above-described property.

This conveyance is subject to:
• Taxes for the year 2015 a lien, not yet due and payable.
• Subject to all matters shown on the Plan of record as Instrument Number 20040726-0088981, Register's Office of Davidson County, Tennessee.
• Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826; Instrument No. 20021223-0158458; Instrument No. 20031212-0178492; Instrument No. 20040526-0062220; Instrument No.20050113-0005133; Instrument No. 20040526-0062221; Instrument No. 20050119- 0006853; Instrument No. 20050324-0032209; Instrument No. 20050815-0096405;Instrument No. 20060120-0007914; Instrument No. 20060221-0020352; Instrument No. 20060309-0027423; Instrument No. 20060321-0032383; Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104305, Instrument No. 20070830-0104306, Instrument No. 20080326-0030438, Instrument No. 20080326-0030439, Instrument No. 20080403-0033974, Instrument No. 20080403-0033975 , Register's Office for Davidson County, Tennessee.
• Horizontal Property Regime of Lenox Village of record in Instrument Number 20020315-0032825; Instrument No. 20021226-0158459; Instrument No. 20040526-0062221; Instrument No. 20060120-0007913, Instrument No. 20060321-0032382 and Instrument No. 20080326-0030449, Register's Office for Davidson County, Tennessee.
• Charter of Lenox Village Neighborhood Association of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.
• QuitClaim Deed for common areas to Lenox Village Homeowner's Association of record in Instrument No. 20020510-0053757 and rerecorded in Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.
• Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in Instrument(s) recorded in Book 7361, Page 230 and Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee.
• Easement for right of way of record in Instrument No, 20010103-0000902, Register's Office for Davidson County, Tennessee.

- Agreement for Dedication of Easement for utility construction of record in Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewers and/or storm drainage, water mains and appurtenances of record in Instrument Number 20030923-0140666, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8319 Saint Danasus Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 17th DAY OF OCTOBER, 2014.

Adam M. Simmons

Sarah Simmons by Adam Simmons as Attorney in Fact

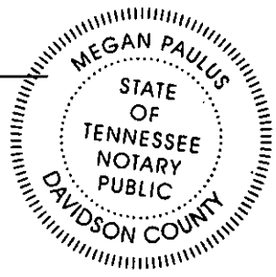
Sarah Simmons by Adam M. Simmons as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM M. SIMMONS, the within named bargainor, 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 the 17th of October, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

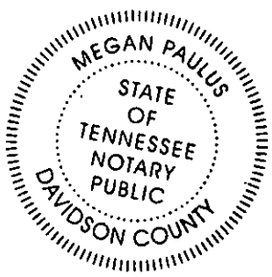


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM M. SIMMONS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SARAH SIMMONS, and who acknowledged he/she/they executed the same as the free act and deed of the said SARAH SIMMONS.

Witness my hand and official seal, this the 17th of October, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212