Davidson County	DEEDWARR
Recvd: 01/30/15 15:43	3 pgs
Fees:18.00 Taxes:839.90	
20150130-0009124	

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2015. NOTARY PUBLIC My commission expires: _____

KATRINA LEWIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 05-20-2017

THIS INSTRUMENT PREPARED BY: Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027		
ADDRESS NEW OWNER: Lisa L. Simmons 470 Old Towne Dr. Brentwood, TN 37027	SEND TAX BILLS TO: Wells Fargo Bank, NA 2701 Wells Fargo Way Minneapolis, MN 55467-8000	MAP-PARCEL NUMBERS 160-16-0-C-052.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty Seven Thousand and 00/100 Dollars ($227,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PAUL RIOUX AND WIFE, CAROL RIOUX**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **LISA L. SIMMONS, A SINGLE PERSON**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 52 on the Plan of The Terraces of Brentwood Chase, as of record in Instrument No. 20001103-0109137, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Paul Rioux and wife, Carol Rioux, by Quitclaim Deed from Christopher M. Rioux, an unmarried man and Paul Rioux, a married man, dated 7/19/2005, recorded 9/12/2005, of record in Instrument No. 20050912-0109431, in the Register's Office for Davidson County, Tennessee.

AND BEING the same property previously conveyed to Christopher M. Rioux, an unmarried man, and Paul A. Rioux, a married man, by Warranty Deed from Pulte Homes Tennessee Limited Partnership, dated 5/31/2001, recorded 6/13/2001, of record in Instrument No. 20010613-0062483, and re-recorded 12/27/2001 in Instrument No. 20011227-0142847, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 470 Old Towne Dr., Brentwood, TN 37027, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 29th day of January, 2015.

Paul Rioux by Carol Rioux attorney in fact

PAUL RIOUX, BY CAROL RIOUX, ATTORNEY IN FACT

Carol Rioux

CAROL RIOUX

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 29th day of January, 2015, before me, appeared Carol Rioux, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for Paul Rioux, and that said instrument was signed in behalf of the said Paul Rioux by herself as his attorney-in-fact.

Witness my hand at office this the day and year above written.

Leslie Garside

Notary Public

My commission expires: 1/20/2019

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Carol Rioux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 29th day of January, 2015.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Leslie Garside

Notary Public

My commission expires: 1/20/2019

True Copy Certification

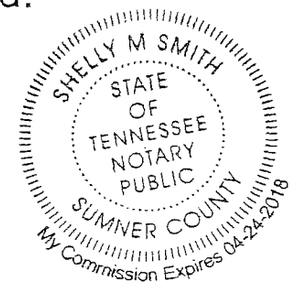
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Shelly M Smith

Shelly M. Smith