# WARRANTY DEED

File #15023

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT150100044

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00

Gerald W. Sims
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF FEBRUARY, 2015.

Gail C. Vincent
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

GAIL C. VINCENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 9, 2018

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow
625 Main Street, Suite 203
Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Elizabeth W. Sims | New Owner | 08306035100 |
| (NAME) | (NAME) | |
| 510 N. 17th Street | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20150012912 DEEDWARR
Recvd: 02/23/15 10:14 2 pgs
Fees:13.00 Taxes:2016.50
20150223-0015238

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Pantheon Development, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth W. Sims and Gerald W. Sims, wife and husband,** 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, being Lot No. 1 on the Plan of Pantheon Subdivision a Resubdivision of Part of Lot 4 on the Map of W. L. Horn's Addition of record in Plat Instrument No. 20140107-0001845, 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 a part of the same property conveyed to Pantheon Development, LLC, a Tennessee limited by Warranty deed from John G. Colley, unmarried of record in Instrument No. 20130709-0070825 Register's Office for Davidson County, Tennessee, dated July 9, 2013 and recorded on July 9, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record in Instrument Number 20140107-0001845, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 510 N. 17th Street, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 20th day of February, 2015.

Pantheon Development, LLC

By: _____

Jamie Reedy

It's: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Jamie Reedy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Chief Manager of Pantheon Development, LLC , the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Chief Manager.

Witness my hand and seal at office in Nashville, Tennessee this 20th day of February, 2015.

_____ Notary Public

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

My Commission Expires:
9/21/2015