This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Garren Scot Simons
2321 Benay Road
Nashville, TN 37214

SEND TAX BILL TO:
New Owner or

MAP/PARCEL 052-13-0B-047.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Nancye E. Stewart,** has this day bargained and sold, and does hereby transfer and convey unto **Garren Scot Simons,** unmarried, land situated in Davidson County, Tennessee, being more particularly described as follows:

Being Unit No. 85 as created and established by the Master Deed and Bylaws for River Glen, a Horizontal Property Regime, of record in Book 7566, Page 571, Registers Office for Davidson County, Tennessee, and as shown and described on the Plan for River Glen, Phase II-C, Section I, of record in Book 7900, Page 233, Registers Office for Davidson County, Tennessee, submitted to said Master Deed and Bylaws by instrument of record in Book 8258, Page 687, said Registers Office, to all of which reference is here made for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed and Bylaws, as maybe from time to time amended as provided therein.

Being the same property conveyed to Nancye E. Stewart, unmarried by Warranty deed from Fox Ridge Homes, Inc. of record in Book 8542, page 786, Register's Office for Davidson County, Tennessee, dated January 30, 1992 and recorded on February 04, 1992.

This is improved property known as: **2321 Benay Road, Nashville, Tennessee 37214**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

BILL GARRETT, Davidson County
Trans:T20150017768 DEEDWARR
Recvd: 03/11/15 14:29 2 pgs
Fees:13.00 Taxes:367.49
20150311-0020936

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 7900, page(s) 233 and 234, and restrictions in Book 7566, page 751, Book 8258, page 687, Book 8752, page 751 and Instrument No. 20040915-0111299 and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 20th day of February, 2015.

Nancye E. Stewart

Nancye E. Stewart

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Nancye E. Stewart,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 16th day of February, 2015.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $99,321.00.

AFFIANT

Subscribed and sworn to before me this the 20th day of February, 2015.

NOTARY PUBLIC

AMY TIDWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 10/18/16

File No: 158011