WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150018923 DEEDWARR
Recvd: 03/16/15 14:13 2 pgs
Fees:13.00 Taxes:222.00
20150316-0022384



State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Rebecca Campbell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2015

Jennifer A Hoffman
Notary Public

MY COMMISSION EXPIRES: 7-26-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fred L. Howell Jr.	Fred L. Howell Jr.	041 07 0 049.00
(NAME)	(NAME)	
904 Coles Ferry Rd.	904 Coles Ferry Rd.	
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066	Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Terry Keith Simmons,** unmarried, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Fred L. Howell Jr.,** a married man, 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 the northerly 102 feet of Lot No. 44 on the plan of Hickory Acres Subdivision, Section No. 1, not of record, and being part of Lot No. 3 on the plan of Division of K. T. Morris' Lands as shown by plat of record in Plat Book 57, Page 49, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

SAID northerly 102 feet of Lot No. 44 fronts 102 feet on the westerly side of Hickory Trace and runs back between parallel lines, 312 feet to a dead line in the rear upon which it measures 102 feet thereon.

BEING the same property conveyed to Terry Keith Simmons, unmarried, by Warranty Deed from Monte Lee and Sheila Lee, husband and wife, dated June 20, 2012 and recorded June 25, 2012 in Instrument Number 20120625-0055189, Register's Office for Davidson County, Tennessee.

Sheila Lee executed this instrument on behalf of Terry Keith Simmons pursuant to a Power of Attorney of record in Instrument No 20150316-0022383, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4020 Hickory Terrace, Nashville, TN 37207
(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/our hands this 13th day of March, 2015.

Terry Keith Simmons by Sheila Lee Attorney in Fact

Terry Keith Simmons
By: Sheila Lee, Attorney-in-Fact

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sheila Lee with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Terry Keith Simmons as his Attorney in Fact as the free act and deed of the within named Terry Keith Simmons .

Witness my hand and official seal on this 13th day of March, 2015.

Rebecca Campbell

Notary Public
My Commission Expires: 1-26-16

File No.: 20151042

