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

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150020266 DEEDWARR
Recvd: 03/19/15 15:27 2 pgs
Fees:13.00 Taxes:730.75
20150319-0023905

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2015.

NOTARY PUBLIC

My commission expires: 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas K. Simmons, *et ux.* 1350 Rosa L. Parks Blvd. #320 Nashville, TN 37208	Same address as new owner	081-12-0-B-491.00 CO

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Seven Thousand Five Hundred and 00/100 Dollars ($197,500.00), 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, **TAYLER MURGUIA F/K/A TAYLER M. PICKENS, A MARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **THOMAS K. SIMMONS AND KENDALL SIMMONS, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their 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 320, WERTHAN LOFTS IV CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20070117-0006776, AMENDED IN INSTRUMENT NO. 20071220-0146056 AND 20080118-0006036, AMENDED IN INSTRUMENT NO. 20080211-0073846, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING the same property conveyed to Tayler M. Pickens, unmarried, by Warranty Deed from Werthan IV, LLC, dated April 25, 2008 and recorded May 7, 2008, of record in Instrument No. 20080507-0047363, in the Office of the Register of Deeds of Davidson County, Tennessee.

The address of the herein described property is believed to be 1350 Rosa L. Parks Boulevard, #320, Nashville, TN 37208, 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), their 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), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Ruben Murguia hereby joins in this conveyance to convey any interest he may have obtained in the subject property as the spouse of Tayler Murguia.

WITNESS MY/OUR HANDS, this the 12th day of March, 2015.

TAYLER MURGUIA

RUBEN MURGUIA

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and seal, this the 12th day of March, 2015.

Notary Public

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: 1/20/19