BILL GARRETT, Davidson County
Trans:T20150020668 DEEDWARR
Recvd: 03/20/15 15:47 2 pgs
Fees:13.00 Taxes:473.60
20150320-0024404

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 128,000.00

Affiant

Subscribed and sworn to before me, this 19th day of March, 2015.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
H & B DEVELOPMENT PARTNERS, A TENNESSEE GENERAL PARTNERSHIP	**H & B DEVELOPMENT PARTNERS, A TENNESSEE GENERAL PARTNERSHIP**	**09401032500**
1606 TWIN SQUARE WAY	**1606 TWIN SQUARE WAY**	
FRANKLIN, TN 37067	FRANKLIN, TN 37067	

FOR AND IN 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 ACKNOWLEDGE, WE,

SANDRA SIMMONS, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

H & B DEVELOPMENT PARTNERS, A TENNESSEE GENERAL PARTNERSHIP

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. 34 ON THE MAP OF SHELBY VILLAGE NO. TWO, AS OF RECORD IN BOOK 1835, PAGE 48, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 34 FRONTS 65.9 FEET ON THE EAST SIDE OF SOUTH 14TH STREET AND RUNS BACK BETWEEN LINES, 123.9 FEET ON THE NORTH LINE AND 124.3 FEET ON THE SOUTH LINE, TO A DEAD LINE IN THE REAR, MEASURING 66 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO SANDRA SIMMONS, BY SPECIAL WARRANTY DEED FROM FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, BY AND THROUGH ITS DULY AUTHORIZED ATTORNEY-IN-FACT WILSON & ASSOCIATES, P.L.L.C, DATED 12/22/2011 AND RECORDED ON 12/28/2011 IN INSTRUMENT NUMBER 20111228-0101544, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SUBJECT PEROPERTY WAS NEVER THE SOLE PRINCIPAL RESIDENCE OF SAID GRANTOR, HER SPOUSE, HEIRS, NOR ASSIGNS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 711 S 14TH ST, NASHVILLE, TN 37206.

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 in 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 hand(s) this 19th day of March, 2015.

Sandra L Simmons
SANDRA SIMMONS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, SANDRA SIMMONS, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of March, 2015.

Notary Public

My Commission Expires: 5/3/2016

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016