When recorded, please return to
Realty Title and Escrow Co., Inc.
599 Sam Ridley Pkwy. W., Ste. 100
Smyrna, TN 37167
File # 55453

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Latoya Powell
518 Bradburn Village Circle
Antioch, TN 37013

MORTGAGEE
First Community Mortgage
245 Heritage Park Dr.
Murfreesboro, TN 37129

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 164-06-0-B
PARCEL 089.00CO

BILL GARRETT, Davidson County
Trans:T20150023884 DEEDWARR
Recvd: 04/01/15 11:47 3 pgs
Fees:18.00 Taxes:432.53
20150401-0028190

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Lindsey A. Simmons, married and Kathleen A. Dawson and husband, T. Michael Dawson,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Latoya Powell,** 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 Unit No. 132 on the Plan of Townhomes of Bradburn Village, Phase One, as established by the Declaration of Covenants, Conditions and Restrictions of record Instrument No. 20060816-0101099; as amended in Instrument No. 20070717-0084884; Instrument No. 20070817-0098536; and further amended in Instrument No. 20121109-0103798; and as shown on the Exhibit Plat attached as Exhibit "A-1" of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070817-0098536, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lindsey A. Simmons, a married person and Kathleen A. Dawson and T. Michael Dawson, wife and husband, as joint tenants with rights of survivorship, by Quitclaim Deed from Lindsey A. Dawson-Simmons, a married person and Kathleen A. Dawson and T. Michael Dawson, wife and husband, dated November 21, 2012 and filed of record in Instrument No. 20121130-0110189, Register's Office for Davidson County, Tennessee. James E. Simmons joins in this conveyance to convey all right, title and interest in and to said property which he may have marital or otherwise.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20060816-0101099; and as amended in Instrument No. 20070717-0084884; Instrument No. 20070817-0098536; and in Instrument No. 20121109-0103798; Charter of record in Instrument No. 20060823-0103546; Right of Way of record in Book 3670, Page 396, and in Book 4579, Page 913; TVA Transmission Line Easement of record in Book 5799, Page 662; Grant of Transmission Line Easement conveyed to the United States of America of record in Instrument No. 20020909-0109148; Stormwater Detention Agreement of record in Instrument No. 20060608-0068199; Agreement regarding Grant of Easement of record in Instrument No. 20070622-0074712; Corporate Conveyance of Easement in favor of Tennessee Telephone Company of record in Instrument No. 20080807-0081447, easements, covenants conditions and all matters

and notes as shown on the plan of record in Instrument No. 20070817-0098536, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **518 Bradburn Village Circle Antioch, TN 37013.**

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 our hands this 27 day of March, 2015.

Lindsey A. Simmons

James E. Simmons

Kathleen A. Dawson

T. Michael Dawson

STATE OF Illinois
COUNTY OF Livingston

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lindsey A. Simmons and husband, James E. Simmons and Kathleen A. Dawson and husband, T. Michael Dawson, the bargainor(s) 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 official seal this 27th day of March, 2015.

OFFICIAL SEAL
KATE E. FORTNER
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Dec. 16, 2017

NOTARY PUBLIC

My Commission Expires: 12-16-17

STATE OF Tennessee
COUNTY OF Rutherford

The actual consideration or value, whichever is greater for this transfer is $116,900.00.

Aisha Hall
AFFIANT

Subscribed and sworn to before me this 30th day of March, 2015.

NOTARY PUBLIC

TONJA COX
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 5/23/16