BILL GARRETT, Davidson County
Trans:T20150024417 DEEDWARR
Recvd: 04/02/15 13:02 2 pgs
Fees:13.00 Taxes:697.45
20150402-0028837

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15033340**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $188,500.00. Affiant Subscribed and sworn to before me, this 31st day of March, 2015. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Carmen Watkins 1008 Loxley Drive Nashville TN 37211	Send Tax Bills To: ~~New Owner~~ Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	Tax Information: Tax Parcel ID No. 173090A31800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jacob J. Sims and Katherine Sims, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carmen F. Watkins, an umarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 254 on the Plan of Phase Four, Lenox Village, of record as Instrument No. 20040806-0094784, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Jacob J. Sims, an unmarried man by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 18th day of April, 2005 in Instrument No. 20050418-0042964, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE FOUR, LENOX VILLAGE, as recorded in Instrument No. 20040806-0094784.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20020315-0032825, 20060321-0032382, 20020315-0032826 and 20060321-0032383.

Charter of Lenox Village Neighborhood Association recorded at Instrument No. 20020412-0045831.

Easement for Sanitary Sewer and/or Storm Drainage recorded in Instrument Nos. 20010918-0100849, 20010918-0100851 and Book 7985, Page 449.

Easement for Sanitary Sewer, Water Mains and Appurtenances, recorded in Instrument No. 20011129-0130322.

Storm Water Detention Agreement recorded at Book 7361, Page 230 and Instrument No. 20020408-0042676.

This is improved property located at 1008 Loxley Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of March, 2015.

Jacob J. Sims

Katherine Sims

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jacob J. Sims and Katherine Sims, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018