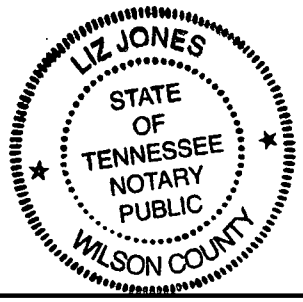
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonathan Williams	Jonathan Williams	062020A27900co
(NAME)	(NAME)	
680 Stigall Rd	680 Stigall Rd	
(ADDRESS)	(ADDRESS)	
Camden, TN 38320	Camden, TN 38320	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Charles D. Simms, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jonathan Williams and Jade Williams, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land Situated in Nashville, County of Davidson, State of Tennessee, to-wit: Being Lot No. 316, on the Final plat of River Trace Estates, Phase I, Section 4 and 5, of record in Plat Book 9700, Page 409, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles D. Simms by Substitute Trustees Deed dated 12/12/2014 from Shapiro & Kirsch, LLP, as Substitute Trustee of record in Instrument 201501090002533, Register's Office for Davidson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

All matters as set forth per Book 9700, Page 409, said Register's Office.

Declaration of Covenants, Conditions and Restrictions For River Trace of record in Book 6851, Page 370, said Register's Office.

Amendment to the Declaration of Covenants, Conditions and Restrictions For River Trace of record in Book 6982, Page 747, said Register's Office.

Open Space Deed of record in Book 7907, Page 168, said Register's Office.

Easement of record in Book 1163, Page 341, said Register's Office.

Easement of record in Book 2202, Page 83, said Register's Office.

Easement of record in Book 3959, Page 595, said Register's Office.

Easement of record in Book 6728, Page 757, said Register's Office.

Easement of record in Book 8441, Page 675, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20150032433 DEEDWARR
Recvd: 04/29/15 12:24 2 pgs
Fees:13.00 Taxes:514.30
20150429-0038299

Easement of record in Book 8682, Page 873, said Register's Office.

Charter of record in Book 6851, Page 390, said Register's Office.

Charter and Articles of Incorporation of River Trace Homeowners Association, Inc. of record in Book 6851, Page 363, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2941 Steamboat Drive, Nashville, TN 37214

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 27th day of April, 2015.

Charles D. Simms

State of Tennessee
County of Wilson

Personally appeared before me Charles D. Simms, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of April, 2015.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122