BILL GARRETT, Davidson County
Trans:T20150032615 DEEDWARR
Recvd: 04/30/15 08:10 2 pgs
Fees:13.00 Taxes:610.50
20150430-0038516

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Brian Mitchell
Affiant

Subscribed and sworn to before me, this 28th day of April, 2015.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christy Rebecca Woodason and Bobby Ray Simmons Jr.	SWBC Mortgage Corporation	**Map\Parcel: 13311007600**
297 Elysian Fields Road	9311 San Pedro Ave, #100	
Nashville, TN 37211	San Antonio, TX 78216	

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,

Jeanne M. Kaatz, Trustee of the Jeanne Kaatz Trust dated March 12, 2014

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

Christy Rebecca Woodason, unmarried **and Bobby Ray Simmons Jr.,** unmarried
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

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. 19 on the Plan of Section One Valley View Meadows of record in Plat Book 3500, Page 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Jeanne M. Kaatz, unmarried by Warranty deed from Willie E. Daniels et ux, Sang W. Daniels of record in Book 6989, page 598, Register's Office for Davidson County, Tennessee, dated September 23, 1986 and recorded on September 24, 1986. .Being the same property conveyed to Jeanne M. Kaatz and Steven L. Kaatz, as Trustees of the Jeanne Kaatz Trust by Quitclaim Deed to Trustee deed from Jeanne M. Katz, unmarried of record in Instrument No. 20140313-0021104 Register's Office for Davidson County, Tennessee, dated March 12, 2014 and recorded on March 13, 2014. See Abstract of Jeanne Kaatz Trust Agreement of record in Instrument No. 20140313-0021103, Register's Office for Davidson County, Tennessee, stating where there are multiple Trustees, only one currently acting Trustee is required to sign any instrument.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all matters shown on the Plan of record in Plat Book 3500, Page 69, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 3673, Page 439, amended in Book 3706, Page 385., in the Register's Office for Davidson County, Tennessee. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved **(X)** unimproved ( ) property known as 297 Elysian Fields Road Nashville, TN 37211.

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 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 my/our hand(s) this 28th day of April, 2015.

Jeanne Kaatz Trust dated March 12, 2014

BY: Jeanne M Kaatz - Trustee
Jeanne M. Kaatz, Trustee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jeanne Kaatz, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Trustee of the Jeanne Kaatz Trust dated March 12, 2014**, and is authorized by the trust document to execute this instrument on its behalf.

This the 28th day of April, 2015.

Notary Public

My Commission Expires: 05/20/2017

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **7015074**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027