Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
15-4025

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$127,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15 DAY OF May, 2015.

Notary Public

Commission Expiration 5/8/18

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150038739 DEEDWARR
Recvd: 05/19/15 10:14 2 pgs
Fees:13.00 Taxes:469.90
20150519-0045950

ADDRESS OF NEW OWNER:
Mary A. Todd
1108 Sioux Terrace
Madison, TN 37115

SEND TAX BILLS TO:
Mary A. Todd
1108 Sioux Terrace
Madison, TN 37115

MAP-PARCEL:
005208019500

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Natalie N. Meyers N.K.A Natalie Simmons & husband Kurt Simmons

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary A. Todd, A Single Woman

HEREINAFTER CALLED THE GRANTEES, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 76 on the Subdivision of Lots No. 55 & 56 on the Plan of Meadow Bend Subdivision, Section III, of recording Plat Book 6200, page 450, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Natalie N. Myers from Robert W. Birkhead and wife, Kathy Birkhead by deed dated 05/22/2006, filed for record 05/30/2006, in Instrument No. 20060530 - 0062842, at the Register's Office for Davidson County, Tennessee. Natalie N. Myers having since married Kurt Simmons and is now known as Natalie N. Simmons.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as : 1108 Sioux Terrace, Madison, Davidson County, TN 37115

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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 15 day of May, 2015.

Natalie N. Meyers / Natalie Simmons

Natalie N. Meyers N.K.A Natalie Simmons

AMS

Kurt Simmons

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Natalie N. Meyers N.K.A Natalie Simmons,** 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 and official seal at Hendersonville, Tennessee this 15 day of May, 2015.

D. Gwyn
Notary Public

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expiration: 5/8/18

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kurt Simmons,** 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 and official seal at Hendersonville, Tennessee this 15 day of May, 2015.

D. Gwyn
Notary Public

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expiration: 5/8/18