Davidson County DEEDWARR
Recvd: 07/22/15 11:36 4 pgs
Fees:22.00 Taxes:0.00
20150722-0071774

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), 1971 West Fifth Avenue, Suite 4, Columbus, Ohio 43212

Order Number: 201504-1345

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Joann Simmons, a/k/a Jo Ann Simmons, widowed, not remarried, and the surviving spouse of Jerry Wendell Simmons, aka Jerry Wendle Simmons,** for Ten Dollars ($10.00) and other valuable consideration paid, warrants the title against all person whomsoever and do(es) hereby conveys unto the Grantee(s), **Joann Simmons, a single woman,** whose address is 4204 Edwards Avenue, Nashville, Tennessee 37216, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 122 on the Plan of Maplewood Heights as of recorded in Book 547, Pages 77 and 78, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description.

Be the same more or less, but subject to all legal highways.

The Grantor(s) do(es) hereby covenant with the Grantee(s) that they are lawfully seized of the above described real estate, that she has good right to sell and convey the said real property said the property is unencumbered except as to:

Easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 061 06 0 106.00
Street address of property: 4204 Edwards Avenue, Nashville, Tennessee 37216
Prior Instrument Reference by which Grantor(s) acquired title: Book 5960, Page 792 in the Recorder's Office, Davidson County, Tennessee.
Mail Tax Statements to: Joann Simmons, 4204 Edwards Avenue, Nashville, Tennessee 37216

Jo Ann Simmons and Jerry Wendell Simmons, Wife and Husband, held title to the property as Tenants by the Entirety. The said Jerry Wendell Simmons died on August 28, 2011, as evidenced by a Certificate of Death, attached hereto as Exhibit "A", thereby vesting fee simple title to the above described premises in his surviving spouse, the said Jo Ann Simmons, Grantee herein, by operation of law.

Signed this 6 day of July, 2015.

Signatures of Grantor(s):

Joann Simmons

Joann Simmons

STATE OF TENNESSEE, COUNTY OF DAVIDSON, SS:

BE IT REMEMBERED That on this 6 day of JULY, 2015 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Joann Simmons, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

COMMISSION EXPIRES

11/6/2017

ALVIN JOHNSON, SR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Address: 4204 Edwards Avenue, Nashville, Tennessee 37216
Tax Parcel: 061 06 0 106.00

Oath of Consideration

I or we, JoAnn Simmons, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 26 day of July, 2015.
JS

Signatures of Affiant(s):

JoAnn Simmons

Sworn and subscribed before me this 6 day of JULY, 2015

Notary Public
COMMISSION EXPIRES
11/6/2017

ALVIN JOHNSON, SR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:
FNC Title Services, LLC
1300 Piccard Drive, Suite #105
Rockville, MD 20850

True Copy Certification

I, MELINDA ALBAN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Melinda Alban
Signature

State of MARYLAND

County of MONTGOMERY

Personally appeared before me, Stacy A. Casey, a notary public for this county and state, Melinda Alban who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy A. Casey
Notary's Signature

My Commission Expires: 4/20/17
Notary' Seal (if on paper)

Stacy A. Casey
NOTARY PUBLIC
Baltimore County, Maryland
My Commission Expires 4/20/17