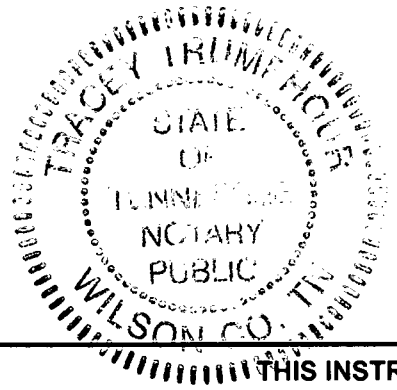
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 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
Charles D. Simms	Everett Financial, Inc. dba Supreme Lending	06412006100
(NAME)	(NAME)	BILL GARRETT, Davidson County
2717 Bluefield Ave	14801 Quorum Drive, Ste 300	Trans:T20150061177 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 07/27/15 09:46 2 pgs
Nashville, TN 37214	Dallas, TX 75254	Fees:13.00 Taxes:503.20
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20150727-0073391

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, **Barry T. Boyd and Nancy W. Fanning Boyd**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Charles D. Simms and Lori O. Simms, 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 located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 360 on the Plan of Sherwood Forest Subdivision, Section 4, recorded in Book 4460, Pages 182 & 183 Register Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Barry T. Boyd and Nancy W. Fanning by Warranty Deed dated 12/15/1986 from Anthony J. Klassen and wife, Monte L. Klassen of record in Book 7094, Page 838, Register's Office for Davidson County, Tennessee.

The said Nancy W. Fanning having since married to Barry T. Boyd is now known as Nancy W. Fanning Boyd. Nancy W. Fanning and Nancy W. Fanning Boyd are one in the same person.

All matters as set forth on the plat of record in Plat Book 4460, Page 182 and Book 4460, page 183, Register's Office for said County.

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 4731 Kalamath Drive, Old Hickory, TN 37138

(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 our hands this 22nd day of July, 2015.

Barry T. Boyd

Nancy W. Fanning Boyd

State of Tennessee
County of Wilson

Personally appeared before me Barry T. Boyd and Nancy W. Fanning Boyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of July, 2015.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

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