This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150069792 DEEDWARR
Recvd: 08/19/15 09:48 2 pgs
Fees:13.00 Taxes:518.00

20150819-0083419

STATE OF TENNESSEE
COUNTY OF DAVIDSON

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

The actual consideration or value, whichever is greater is $140,000.00.

Affiant

Subscribed and sworn before me this the 10th day of August, 2015.

Notary Public
My commission expires: 3/24/17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Molly Anne Simmons 2320 Tally Green Ct Nashville, TN 37214	New Owner	073-15-0-025.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KELLY D. LONG, An Unmarried Woman hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MOLLY ANNE SIMMONS, AN UNMARRIED PERSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5B on the Plan of Zone Lot Division, Lots 5, 9 and 11, Tally Green Subdivision of record in Plat Book 6250, Page 73, as amended in Plat Book 6250, Page 787, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 5B fronts 47.93 feet on the Northwesterly margin of Tally Green Court and extends back 204.43 feet on the Northeasterly line and 202.0 feet on the Southwesterly line to a dead line in the rear, measuring 42.58 feet thereon.

Being the same property conveyed to Kelly D. Long by Warranty deed from William K. Miles and wife, Carlene Miles of record in Instrument No. 20110829-0066434 Register's Office for Davidson County, Tennessee, dated August 25, 2011 and recorded on August 29, 2011.

Being also known as 2320 Tally Green Ct Nashville, TN 37214.

Subject to all Easements and Restrictions of record.

THIS IS _ IMPROVED PROPERTY KNOWN AS 2320 Tally Green Ct, Nashville, TN 37214.

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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

KL

Witness my hand this the 10th day of August, 2015.

Kelly D. Long

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kelly D. Long, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of August, 2015.

My commission expires:

11/5/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY