BILL GARRETT, Davidson County
Trans:T20150070300 DEEDWARR
Recvd: 08/20/15 11:22 2 pgs
Fees:13.00 Taxes:307.10
20150820-0084008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$83,000.00** (Eighty Three Thousand).

AFFIANT

Subscribed to and sworn before me this 19th day of August, 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 18, 2016

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Lombardy Partners, LLC. 1907 Delta Avenue Nashville, TN 37208	Lombardy Properties, LLC 322 Harvard Avenue Nashville, TN 37205	08108004900

WARRANTY DEED

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 ACKNOWLEDGED, I/WE, **RASHAUNDA M. SIMMONS, MARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **LOMBARDY PARTNERS, LLC,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 598, NORTH NASHVILLE REAL ESTATE COMPANY'S PROPERTY, as shown on plat of record in Plat Book 21, Page 105, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Eddie Simmons and Rashaunda M. Beasley, as tenants in common with rights of survivorship, by deed from Betty Lee Williams, unmarried, of record in Instrument #20040420-0044759 and further conveyed to Rashaunda M. Simmons, single, by deed from Eddie Simmons, single, recorded in Instrument #20070904-0105963, Register's Office for Davidson County, Tennessee.

Rashaunda M. Beasley and Rashaunda M. Simmons are one and the same person.

Rashaunda M. Simmons hereby makes oath that the above described property has never been the domicile of Rashaunda M. Simmons.

Also known as 197 Delta Avenue, Nashville, Tennessee 38208

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1907 DELTA AVENUE** **NASHVILLE, TN 37208**

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 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 assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2015073931

WITNESS, this 19th day of August, 2015

Rashaunda M. Simmons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 19th day of August, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Rashaunda M. Simmons** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 19th day of August, 2015.

Notary Public

Commission Expires: _____

JEFFREY M. GAISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016