This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15598FA

BILL GARRETT, Davidson County
Trans:T20150093023 DEEDWARR
Recvd: 11/02/15 10:49 2 pgs
Fees:13.00 Taxes:1080.40
20151102-0111080

Send Tax Bills To:

New Owner

New Owner is:
Austin Ryan Simmons and
Ashleigh Speight Simmons
317 Shady Creek Lane
Nashville, TN 37211

MAP: 161-13-0B

PARCEL: 317.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Eric A. Kambestad and wife, Kaitlyn Kambestad**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Austin Ryan Simmons and Ashleigh Speight Simmons, husband and wife,** hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **317 Shady Creek Lane, Nashville, TN 37211**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Unit No. 317 of Creekside of Brentwood, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Creekside of Brentwood, of record in Instrument Number 20050204-0013611 as amended in Instrument Numbers 20050329-0034131 and 20050822-0100021, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Final Plat of Creekside at Brentwood as shown on plat of record in Instrument No. 20090730-0071237, said Register's office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Eric A. Kambestad and wife, Kaitlyn Kambestad by Warranty Deed from Patricia C. Freeman, Trustee for the Patricia V. Freeman Revocable Trust, dated 11/7/12 and recorded 11/13/12 in Instrument Number 20121113-0104127, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

RETURN TO:
~~PREMIER ESCROW, LLC~~
4301 HILLSBORO ROAD, STE 309
NASHVILLE, TN 37215

BOX 10-A

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of October, 2015.

GRANTOR(S):

ERIC A. KAMBESTAD

KAITLYN KAMBESTAD

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Eric A. Kambestad and Kaitlyn Kambestad**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of October, 2015.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$292,000.00**.

Kathleen D. Bean
AFFIANT

SWORN TO and subscribed before me this 30th day of October, 2015.

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018

Kathy Snider
NOTARY PUBLIC
My commission expires:_____