#9916

WARRANTY DEED

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Nancy Jane Durham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nancy Jane Durham	Nancy Jane Durham	135120a02300co
(NAME)	(NAME)	
2053 Nashboro Blvd.	2053 Nashboro Blvd.	135120a07300co
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ruth Ann Simmons,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Nancy Jane Durham,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium unit of Nashboro Village Twelve Condominium known as Unit No. 2053 and Garage Unit No. 2053G of record in Plat Book 4675, Page 121, Register's Office for Davidson County, Tennessee.

Being an interest in all that tract of parcel of land lying and being in the 2nd Civil District of Davidson County, Tennessee, said interest being Unit No. 2053 or Nashboro Village Twelve Condominium, and Garage Unit 2053G of said Condominium as shown on Master Plot Plan for Nashboro Village Twelve Condominium prepared by Miller, Wihry & Lee, Inc., Landscape Architects & Engineers, dated November 1, 1973. and recorded in Plat Book 4675, Page 121, Register's Office for Davidson County, Tennessee; together with all right, title, and interest relating to said Unit as prescribed and set forth in the Master Deed for Nashboro Village Twelve Condominium, recorded in Deed Book 4827, Page 30, aforesaid records, on June 20, 1974.

Being the same property conveyed to Ruth Ann Simmons, by deed of record in Instrument No. 20140227-0017052 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf Ruth Ann Simmons by Roger K. Richardson as her Attorney-In~Fact pursuant to recorded Power of Attorney of record in Instrument No. 20151103-0111933 , in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2053 Nashboro Blvd., Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150093683 DEEDWARR
Recvd: 11/03/15 12:11 2 pgs
Fees:13.00 Taxes:296.00
20151103-0111934

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

Witness my/our hands this 30th day of October, 2015.

Ruth Ann Simmons by Roger K. Richardson, Attorney in fact

Ruth Ann Simmons by Roger K. Richardson her attorney
in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of October, 2015, before me personally appeared Roger K. Richardson, the person who executed the foregoing instrument on behalf of Ruth Ann Simmons and who acknowledged that he executed the same as the free act and deed of the said Ruth Ann Simmons, through Power of Attorney granted he by the said Ruth Ann Simmons.

Notary Public
Commission Expires:

File No.: 9916

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017