BILL GARRETT, Davidson County
Trans:T20160001418 DEEDWARR
Recvd: 01/07/16 09:48 2 pgs
Fees:13.00 Taxes:236.80
20160107-0001562

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 64,000.00

Affiant

Subscribed and sworn to before me, this 5th day of January, 2016.

Notary Public

My commission expires: 11/5/2018

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 5, 2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Christopher D. Simmons	NEW OWNER	**0500007402**
2888 Lera Jones Drive		
Goodlettsville, TN 37072		

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 ACKNOWLEDGE, WE,

Leo T. Sumatra

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher D. Simmons and wife, Connie Simmons

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:

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point on the southwesterly margin of Ridgewood Drive at the northwest corner of the property conveyed to A.W. Fisher and wife, by deed from Georgia A. Colebrook, of record in Book 3574, Page 272, RODCT; thence with said Fisher's western boundary line southwestwardly 300 feet, more or less, to said Fisher's southwest corner, and continuing in the same direction southwardly 17 feet; thence southeastwardly 290 feet; thence S 52 deg. 30 min. W 163 feet; thence southeastwardly 319 feet; thence S 3 deg. W 840 feet; thence N 88 deg. W 220 feet to a point in Sulpher Fork Creek; thence with the meanders of said Creek N 54 deg. W 180 feet, N 24 deg. W 480 feet, N 6 deg. 445 feet, N 58 deg. E 172 feet, and N 12 deg. 20 min. W 640 feet to the center of Ridgewood Drive; thence with same N 87 deg. E 321 feet, and northeastwardly 178 feet; thence southwardly 25 feet, more or less, to the beginning.

Being the same property conveyed to Leo T. Sumatra by deed from John A. Waynick dated 6/12/12 of record in Instrument No. 201206130051678, Reggister's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 0 Ridgewood Road, Goodlettsville, TN 37072.

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 in 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 hand(s) this 5th day of January, 2016.

Leo T. Sumatra by Mash., his attorney in fact

Leo T. Sumatra by his attorney in fact, Cecilie Mashborn

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Cecilie Mashborn** to me known to be the person who executed the foregoing instrument in behalf of **Leo T. Sumatra** as his/her Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said **Leo T. Sumatra** .

Witness my hand, at office, this 5th day of January, 2016.

Stacey Denson Palmer

Notary Public

My Commission Expires

STACEY DENSON PALMER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018