WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160003207 DEEDWARR
Recvd: 01/13/16 10:48 2 pgs
Fees: 13.00 Taxes: 987.90
20160113-0003554

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $267,000.00.

Affiant

Subscribed and sworn to before me this 11 day of January, 2016

Notary Public
My Commission expires: 3-20-18
(Affix Seal)

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Stacy A. Clifford Simplican	SWBC	129-08-0-094.00
6406 Highway 100	9311 San Pedro #100	
Nashville, TN 37205	San Antonio TX 78216	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James B. Foley**, a single man, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Stacy A. Clifford Simplican and Michael R. Simplican, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the North 46 feet front and rear of Lot No. 3 and the Southerly 54 feet front and 53 feet rear of Lot No. 4 of Block "C" on the Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 843, page 13, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 100 feet on the west side of Highway No. 100 and run back between lines 220 feet, more or less, on the Southerly line of part of Lot No. 3, and 226 feet, more or less, on the Northerly line of part of Lot NO. 4 to the right-of-way N.C. & St. L. Railroad on which they measure 99 feet.

Being the same property conveyed to James B. Foley, from James F. Johnson and wife, Elizabeth Johnson, by deed on August 1, 2014, of record in Instrument Number 20140805-0070322, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 843, page 18, Register's Office Davidson County, Tennessee.
- Easements for Sanitary Sewer of record in Book 5314, page 299, Register's Office for Davidson County, Tennessee.
- Telecommunications Easement of record in Intsrument Number 20140114-0003778, Register's Office for Davidson County, Tennessee.

This is improved property known as: **6406 Highway 100, Nashville, TN 37205**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this January 11, 2016.

James B. Foley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James B. Foley** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 11, 2016

My commission expires 7/8/19

Notary Public

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY