WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8·23·2016
(AFFIX SEAL)

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires August 23, 2016

O-BR-15-4175-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Steven Welton **Lacey Floyd**	ALLEGS NATIONAL MORTGAGE	
(NAME) **4175 Longfellow Drive**	(NAME) 1800 ROBERT FULTON DR. #350	**062020B19000CO**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) RESTON, VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JACOB T. SIMMONS AND CATHERINE J. SIMMONS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **STEVEN WELTON AND LACEY FLOYD, AS TENANTS IN COMMON,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 196 on the Plan of Abbington Park, Phase One, Section Four of record in Instrument No. 20050110-0003256, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jacob T. Simmons and wife, Catherine J. Simmons by Warranty Deed from Edwin A. Pitts, Jr. and wife, Brittany H. Pitts f/k/a Brittany Hudnall, recorded on the 14th day of August, 2013 in Instrument No. 20130814-0085388, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ABBINGTON PARK, PHASE ONE, SECTION FOUR, as recorded in Instrument No. 20050110-0003256, amended at Instrument No. 20061005-0123983, Register's Office, Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20030213-0020075, supplemented at Instrument Nos. 20050201-0011849 and 20081008-0101931, corrected at Instrument No. 20081031-0108645 ,Register's Office, Davidson County, Tennessee.
- Terms and provisions of by-Laws of Abbington Park Homeowners Association, Inc. recorded in Instrument No. 20030303-0027406.
- Charter of Abbington Park Homeowners Association, Inc. recorded at Instrument No. 20030303-0027405.
- Easement for 20-foot right of way for ingress and egress conveyed to Olin M. Weakley, et al, recorded in Book 1198, Page 525.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions recorded in Instrument No. 20010402-0031520, Register's Office, Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Covenants and Conditions recorded in Instrument No. 20000720-0071648, Register's Office, Davidson County, Tennessee.
- Conveyance of Common Area and Open Space by Quitclaim Deed recorded at Instrument No. 20050201-0011847, corrected at Instrument No. 20081023-0106257.
- Provisions contained in deed of conveyance recorded in Book 8377, Page 820, which contains reservations for certain sewer taps.
- Warranty Deed of Flowage easements to the United States of America recorded in Book 2242, Page 513.
- Grant of Transmission Line Easement to the United States of America as set forth in instrument recorded in Book 1163, Page 341.
- Stormwater Detention Agreement as set forth in instrument recorded in Instrument Nos. 20030508-0061633 and 20030109-0004246.
- Any and all existing easements and restrictions as shown of record not stated herein

BILL GARRETT, Davidson County
Trans:T20160003432 DEEDWARR
Recvd: 01/13/16 15:28 2 pgs
Fees:13.00 Taxes:717.80
20160113-0003755

This is **improved** property known as: **4175 Longfellow Drive, Nashville, Tennessee 37214**.

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. 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 the 8th DAY OF JANUARY, 2016.

Jacob T. Simmons

Catherine J. Simmons

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACOB T. SIMMONS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of January, 2016.

Notary Public
My Commission Expires: 3 6 18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CATHERINE J. SIMMONS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of January, 2016.

Notary Public
My Commission Expires: 3 6 18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212