BILL GARRETT, Davidson County
Trans:T20160019667 DEEDWARR
Recvd: 03/10/16 10:17 3 pgs
Fees:18.00 Taxes:2897.10
20160310-0022965

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$783,000.00~~ **$783,000.00.**

Affiant

Subscribed and sworn to before me, this the 9th day of March, 2016.

Notary Public

My commission expires: 9-26-16

(AFFIX SEAL)

GREGORY S. PERRONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
D. Mark Simmons	**New Owner**	**129-03-0-020.00**
201 Brook Hollow Rd		
Nashville, TN 37205		

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 ACKNOWLEDGED, I,

THOMAS K. SANDERS, JR., TRUSTEE UNDER THE CAROL SANDERS QUALIFIED PERSONAL RESIDENCE TRUST, AS TO 50% UNDIVIDED INTEREST AND THOMAS K. SANDERS, JR., TRUSTEE UNDER THE THOMAS K. SANDERS QUALIFIED PERSONAL RESIDENCE TRUST, AS TO 50% UNDIVIDED INTEREST

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

D. Mark Simmons and Martha D. Simmons, husband and wife

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:

See Exhibit A, attached

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **201 Brook Hollow Rd, Nashville, TN 37205**.

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 Grantors do covenant with said Grantees that Grantors 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 9th day of March, 2016.

Thomas K Sanders, Jr, Trustee

Thomas K. Sanders, Jr., Trustee under the
Carol Sanders Qualified Personal Residence Trust

Thomas K Sanders, Jr, Trustee

Thomas K. Sanders, Jr., Trustee under the
Thomas K. Sanders Qualified Personal Residence Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **THOMAS K. SANDERS, JR.**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Trustee of both the within named bargainors, the **Thomas K. Sanders Qualified Personal Residence Trust as to 50% undivided interest,** and the **Carol Sanders Qualified Personal Residence Trust as to 50% undivided interest**, Trusts, and that he as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Trusts by the said **THOMAS K. SANDERS, JR.** as such Trustee.

Witness my hand, at office, this **9th** day of **March, 2016.**

Notary Public

My Commission Expires: 5-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled the Plan of Resubdivision of Lots 17 & 18, Section I, West Meade Farms, Inc., of record in Plat Book 7900, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to THOMAS K. SANDERS AND WIFE, CAROL M. SANDERS, by deed from CLYDE ALLEY, JR., of record in Book 3103, page 457, dated August 3, 1960, said Register's Office. Being further conveyed to THOMAS K. SANDERS, A FIFTY PERCENT (50%) UNDIVIDED INTEREST AS TENANT IN COMMON AND CAROL M. SANDERS, A FIFTY PERCENT (50%) UNDIVIDED INTEREST AS TENANT IN COMMON, by Quitclaim Deeds of from THOMAS K. SANDERS AND WIFE, CAROL M. SANDERS, of record in Book 10562, page 296 and Book 10562, page 298, dated July 22, 1997, said Register's Office.
Subsequently conveyed to THOMAS K. SANDERS, JR., TRUSTEE UNDER THE CAROL SANDERS QUALIFIED PERSONAL RESIDENCE TRUST, AS TO 50% UNDIVIDED INTEREST , by Quitclaim Deed from CAROL M. SANDERS, of record in Book 10562, page 300, dated July 22, 1997, said Register's Office. Subsequently conveyed to THOMAS K. SANDERS, JR., TRUSTEE UNDER THE THOMAS K. SANDERS QUALIFIED PERSONAL RESIDENCE TRUST, AS TO 50% UNDIVIDED INTEREST, by Quitclaim Deed from THOMAS K. SANDERS, of record in Book 10562, page 302, dated July 22, 1997, said Register's Office.