Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160020975 DEEDWARR
Recvd: 03/15/16 09:03 2 pgs
Fees:13.00 Taxes:599.40
20160315-0024308

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of March, 2016

Notary Public
Commission Expires: 1-8-19

Address of New Owner	Send Tax Bills To:	Map & Parcel
Equity Trust Co. Custodian 6124 Brentwood Chase Drive Brentwood, TN 37027	NEW OWNER	119-10-0-215.00

WARRANTY DEED

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/WE,

Brian C. Simmons, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Equity Trust Company Custodian FBO Susan Lozanov IRA

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, described as follows, to-wit:

Being the easterly 5 feet of the southerly 125 feet of Lot No. 9 and the southerly 125 feet of Lot No. 10 of Block "F" on the Plan of Woodbine Courts, Section Two, not of record, described according to a survey made by Blanchard & Parrish, Engineers, as follows:

Beginning on the northerly margin of Collier Avenue at the southeast corner of the property conveyed to Howard Woodrow Cooper et ux, by deed from J. P. Derryberry and wife, of record in Book 2088, page 633, R.O.D.C, , Tennessee; thence with said Cooper's easterly line northwardly 125 feet; thence eastwardly parallel with the southerly line of Lot No. 24, 100.1 feet to the corner of Lots Nos. 10 and 11; thence with the line between said two lots southwardly 125 feet to the northerly margin of Collier Avenue; thence with same, westwardly 100.1 feet to the beginning.

BEING the same property conveyed to Brian C. Simmons by Warranty Deed from M. Norris Jenkins, Executor of the Estate of H.B. Harris, dated 11/20/00 and recorded 11/22/00 in Instrument No. 20001122-0115475, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 250 Collier Avenue, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 7th day of March, 2016.

Brian C. Simmons

STATE OF Oregon
COUNTY OF Multnomah

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

Witness my hand and official seal at Portland, Oregon ~~Tennessee~~ this 7th day of March, 2016.

OFFICIAL STAMP
AIMEE MARIE TURNER
NOTARY PUBLIC - OREGON
COMMISSION NO. 934257
MY COMMISSION EXPIRES DECEMBER 01, 2018

Notary Public
My Commission Expires: 12/1/18

(Notary Seal)