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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of March, 2016

Notary Public
Commission Expires: 9-11-17

AMY DIETERLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Patrick Harrol Musgrave 2912 Mashburn Drive Nashville, TN 37211	New Owner	11914019600

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 and wife, Amie L. Simmons

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

Patrick Harrol Musgrave and wife, Catherine Beth T. Musgrave

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:

Being Lot No. 10 on the Plan of Mashburn Heights, Section 2, as of record in Book 1835, page 93, Register's Office for said County, and described as follows:

Beginning at a point in the Southerly margin of Mashburn Drive at the corner of Lot Nos. 10 and 11; thence with the line between said two lots Southwardly 153 feet; thence North 88 deg. 08' West 106.3 feet to the Easterly margin of Selina Drive; thence with said Drive Northwardly 127.28 feet to the beginning of a curve; thence around said curve with a radius of 25 feet Northeastwardly 39.27 feet to the Southerly margin of Mashburn Drive; thence with said Drive Eastwardly 63 feet to the beginning.

Being the same property conveyed to Brian C. Simmons and wife, Amie L. Simmons by Special Warranty Deed from William B. Lamb, Executor of the Estate of Alma Elizabeth Butler a/k/a Bettye Lamb Butler dated 4-19-02 recorded 4-22-02 in Instrument 20020422-0049408, 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: 2912 Mashburn Drive, 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.

BILL GARRETT, Davidson County
Trans: T20160025589 DEEDWARR
Recvd: 03/30/16 11:13 2 pgs
Fees: 13.00 Taxes: 703.00
20160330-0029926

Dated this the 28th day of March, 2016.

Brian C. Simmons

Amie L. Simmons

STATE OF COLORADO
COUNTY OF ROUTT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Brian C. Simmons and wife, Amie L. 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 STEAMBOAT SPRINGS (City), COLORADO (State) this 25TH day of March, 2016.

Notary Public
My Commission Expires: OCTOBER 11, 2017

(Notary Seal)
THOMAS JOHN CHANA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134058062
MY COMMISSION EXPIRES OCTOBER 11, 2017