File Box 8

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16026584** BILL GARRETT, Davidson County Trans:T20160025753 DEEDWARR Recvd: 03/30/16 14:53 2 pgs Fees:13.00 Taxes:2275.50 20160330-0030171	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $615,000.00. Affiant Subscribed and sworn to before me, this 29th day of March, 2016. Notary Public My Commission Expires:

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Barton Simmons and Hayley Simmons 2935 Primrose Circle Nashville TN 37212-6015	New Owner	Tax Parcel ID No. 117-04-0-352.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **McDowell Development, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Barton Simmons and Hayley Simmons, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit B of Primrose Townhomes, a horizontal property regime with private elements, described in a Master Deed of record in Instrument No. 20150123-0006750 and amended in Instrument No. 20160107-0001627, said Units being situated on Lot No. 11 of Block "C" on the Map of Belmont Terrace, Annex No. 4, of record in Book 974, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed by Quitclaim Deed from Primrose Urban Development, LLC, a Tennessee limited liability company to McDowell Development, LLC, a Tennessee limited liability company, as recorded on the 13th day of January, 2016 in Instrument No. 20160113-0003644; Quitclaim Deed from The Cherie Petterson 2013 Living Trust to Primrose Urban Development, LLC, as recorded on the 23rd day of January, 2015 in Instrument No. 20150123-0006749 and Warranty Deed from Alpha One, LLC, a Tennessee limited liability company to Cherie Petterson, Trustee of the Cherie Petterson 2013 Living Trust, as recorded on the 18th day of December, 2014 in Instrument No. 20141218-0116075, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 BELMONT TERRACE, ANNEX NO. 4, as recorded in Plat Book 974, Page(s) 97.

Covenants, Conditions and Restrictions as set forth in Master Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150123-0006750, amended at Instrument No. 20160107-0001627.

Charter of Primrose Townhomes Corporation recorded at Instrument No. 20090413-0033072.

Easement recorded in Instrument No. 20100811-0063419.

This is improved property located at 2935 Primrose Circle Nashville TN 37212-6015

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of March, 2016.

McDowell Development, LLC.

By: _____ managing member
Elizabeth A. Peterson, President

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Elizabeth A. Peterson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the president (or other officer authorized to execute the instrument) of McDowell Development, LLC. a Tennessee Limited Liability Company, the within named bargainor, and that she as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 29th day of March, 2016.

_____
Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018