BILL GARRETT, Davidson County
Trans:T20160027428 DEEDWARR
Recvd: 04/05/16 10:19 2 pgs
Fees:13.00 Taxes:1184.00
20160405-0032360

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~320,000.00~~

Affiant

Subscribed and sworn to before me, this 31st day of March, 2016.

Notary Public

My commission expires: 12.22.19

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 22, 2019

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jeffrey R. Simmonds **Megan Simmonds**	**AMERICAN MORTGAGE SERVICE,**	**16003009100**
5318 Anchorage Drive	**11503 SPRINGFIELD PIKE**	
Nashville, TN 37220	**CINCINNATI, OH 45246**	

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 ACKNOWLEDGE, WE,

Brian R.Speer and Marc D Speer and Susan K Speer

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

Jeffrey R. Simmonds and Megan Simmonds 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:

Land in Davidson County, Tennessee, being Lot No. 222 on the Plan of Haileywood Estates, Section 8-A, of record in Book 2854, page 82, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jack Brock Speer and wife, Faye L. Speer, by deed from Joseph A. Smith and wife, Virginia R. Smith, dated 7/1/60 of record in Book 3098, Page 369, Register's Office of Davidson County, Tennessee. Jack Brock Speer died on 3/29/99 leaving Faye L. Speer as surviving tenant by the entirety. Faye L. Speer, being one and the same person as Marcella Faye Speer, died on 10/13/15 and by Last Will and Testament admitted to probate for the limited purpose of establishing muniment of title to real property, The Estate of Marcella Faye Speer, No. 15P2050, Seventh Circuit Court for Davidson County, Tennessee, copies of which appear of record in Instrument No. 201602040011133 and Instrument No. 20160204001134, Register's Office of Davidson County, Tennessee, the property herein descriibed was devised to Suzan Speer, Marc Speer and Brian Speer.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 5318 Anchorage Drive, Nashville, TN 37220.

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 do 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 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 31st day of March, 2016.

Brian R.Speer

Susan K Speer by Brian R Speer Attorney in Fact

Marc D Speer by Brian R Speer Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Brian R.Speer,, the within named Grantor(s), 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, at office, this 31st day of March, 2016.

Notary Public

ELIZABETH LEONBERGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires DEC. 22, 2019

My Commission Expires: 12·22·19

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named **Brain R Speer** to me known to be the person who executed the foregoing instrument on behalf of **Susan K Speer & Marc D Speer** as their Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said **Susan K Speer & Marc D Speer**.

Witness my hand and official seal this 31 day of March, 2016.

ELIZABETH LEONBERGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires DEC. 22, 2019

Notary Public

My Commission Expires: 12·22·19

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

STL037129-0419