WARRANTY DEED

KEVIN BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$216,500.00.**

Affiant

Subscribed and sworn to before me this 11th day of April, 2016.

Notary Public
My Commission expires: 11-20-2018
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jill Courtney	Pinnacle Bank	119-02-0-230.00
2209 Sandra Drive	150 3rd Ave. S. Ste 900	
Nashville, TN 37210	Nashville, TN 37201	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Pamela B. Simmons,** ~~**married,**~~ hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jill Courtney, a single woman,** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

* unmarried

Being Lot No. 194 on the plan of Sterling Heights, Section 5, of record in Book 1835, page 37, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Pamela B. Simmons, married, from Eric Sox and George Brandt, by deed on December 8, 2015, of record in Instrument Number 20151209-0124075, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1835, page 37, Register's Office Davidson County, Tennessee.

This is improved property known as: **2209 Sandra Drive, Nashville, TN 37210**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 11, 2016.

Pamela B. Simmons
Pamela B. Simmons

BILL GARRETT, Davidson County
Trans:T20160030744 DEEDWARR
Recvd: 04/15/16 10:58 2 pgs
Fees:13.00 Taxes:801.05
20160415-0036254

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Pamela B. Simmons** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 11, 2016

My commission expires 7/8/19

Notary Public

