WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160031377 DEEDWARR
Recvd: 04/18/16 11:56 2 pgs
Fees:13.00 Taxes:925.00

20160418-0037089

P-RB-16-1711

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

Amelia Swanson State of Tennessee Notary Public Williamson County

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/27/2019 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Steven A. Simmons and Anna Kathryn Simmons	Movement Mortgage, LLC	
(NAME) **1711 Welcome Lane**	(NAME) P.O. Box 10610	**073-13-0-179.00**
(ADDRESS) **Nashville, TN 37216-4115**	(ADDRESS) Virginia Beach, VA 23450	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD BETTS, IV, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEVEN A. SIMMONS AND ANNA KATHRYN SIMMONS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 101 on the Plan of Section Two, Henderson Gardens of record in Plat Book 2900, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Richard Betts, unmarried by Warranty deed from W. Carl Johnson, a widower of record in Book 9545, page 818, Register's Office for Davidson County, Tennessee, dated December 09, 1994 and recorded on December 14, 1994.

Richard Betts, III, having since died leaving Richard Betts, IV, and Daniel Kress Betts as, his heirs at law as established in the Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 15P1423.

Being the same property conveyed to Richard Betts, IV by Quitclaim deed from Daniel Kress Betts of record in Instrument No. 20160208-0012010 Register's Office for Davidson County, Tennessee, dated February 05, 2016 and recorded on February 08, 2016.

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan of record in Plat Book 2900, Page 101, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1711 Welcome Lane, Nashville, Tennessee 37216-4115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MTL-1480

Witness my/our hand(s) this the 15 DAY OF APRIL, 2016.

Richard Betts IV

Richard Betts, IV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of April, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212