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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Suite 150**<br>**Brentwood, TN 37027**<br>**File 16036939** | STATE OF TENNESSEE )<br>COUNTY OF WILLIAMSON )<br><br>The actual consideration for this transfer is: $-0-.<br>Affiant<br>Subscribed and sworn to before me, this 28th day of April 2016.<br>Notary Public<br>My Commission Expires: 02/26/19 |

BILL GARRETT, Davidson County
Trans:T20160035336 DEEDQC
Recvd: 04/29/16 09:03 2 pgs
Fees:12.00 Taxes:0.00
20160429-0041881

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**QUITCLAIM DEED**

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| Address New Owner:<br>Gary F. Simmons<br>6068 Bradford Hills Drive<br>Nashville, TN 37211 | Send Tax Bills To:<br>New Owner | Tax Information:<br>172-12-0-B-007.00CO |

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Phyllis M. Suggs, unmarried, and Gary F. Simmons, unmarried**, (hereinafter referred to as the "Grantor") do hereby quitclaim, transfer and convey to, Gary F. Simmons, an unmarried man, (hereinafter referred to as the "Grantee") his heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Section One, Bradford Hills, R-15 Residential P.U.D. (Formerly Gillespie Meadows), of record in Plat Book 7900, Page 6, and amended in Plat Book 7900, Pages 110 through 112, 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 Phyllis M. Suggs, unmarried, and Gary F. Simmons, unmarried, from Phyllis M. Suggs, unmarried, by Quitclaim Deed dated April 19, 2016 and Recorded on April 26, 2016 in Instrument Number 20160426-0040414, Register's Office for 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.

This is improved property known as 6068 Bradford Hills Drive, Nashville, TN 37211.

**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. However, this conveyance is made without the benefit of a title search.

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 28th day of April, 2016.

Phyllis M. Suggs

Gary F. Simmons

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Phyllis M. Suggs and Gary F. Simmons, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of April, 2016.

Nathan L. Powers
Notary Public

My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY