PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160036490 DEEDWARR
Recvd: 05/03/16 10:07 2 pgs
Fees:13.00 Taxes:3591.83
20160503-0043305

W & I Ref: (DM) Title No.: 58227
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
1111 St. Marks LLC, a New York Limited Liability Company 901 A Street, Suite C San Rafael, CA 94901	New Owner

TAX MAP PARCEL NUMBERS: 14506006700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$970,766.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kay S. Simmons, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **1111 St. Marks LLC, a New York Limited Liability Company** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Kimberly Estates of record in Book 5210, page 170, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Kay S. Simmons by Warranty Deed from Robert M. Anderson and spouse, Emily M Anderson dated October 22, 2012 and recorded on October 23, 2012, of record in Inst. No. 20121023-0097062, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5210, page 170, said Register's Office, which Plan shows foot minimum building setback lines to be established by the City of Forest Hills and 10 foot easement for public utility and drainage purposes along the northerly line of said lot, areas designated 1 and 2 for sewage soil absorption and the following note: Public water available is not adequate to provide fire protection service to these lots; Easement for sewage pumps, service lines, ingress/egress purposes and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8131, page 851, said Register's Office.

Keith B. Simmons, spouse of Kay S. Simmons, joins solely to convey any marital interest he may have in the subject property.

This is improved property, known as 5891 Fredricksburg Drive, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of May, 2016.

Kay S. Simmons
Kay S. Simmons

Keith B. Simmons
Keith B. Simmons

State of Tennessee

County of Davidson

On this 2nd day of May, 2016, before me the undersigned authority, personally appeared **Kay S. Simmons and Keith B. Simmons** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $970,766.00.

Affiant

Sworn and subscribed before me this 2nd day of May, 2016.

Notary

My Commission Expires: 3/24/2019

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY