BILL GARRETT, Davidson County
Trans:T20160043547 DEEDWARR
Recvd: 05/24/16 12:06 2 pgs
Fees:13.00 Taxes:3422.50
20160524-0051991

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $925,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of May, 2016.

Notary Public

My commission expires: 9-30-19

KIM SEWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David M. Moroney	**Wells Fargo Bank, N. A.**	**116-08-0C-078.00 CO**
78 Concord Park W	**2701 Wells Fargo Way**	
Nashville, TN 37205	**Minneapolis, MN 55467**	

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 ACKNOWLEDGED, WE,

D. Mark Simmons and Martha Simmons, husband and wife,

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

David M. Moroney and Cynthia Moroney, 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(s) 78, as shown on the map entitled Sugartree Phase #2, of record in Plat Book 4860, page 80, amended in Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5084, page 960, Book 5169, page 426, Book 5370, page 630, Book 5370, page 633 and Book 5370, page 636, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to D. MARK SIMMONS AND MARTHA SIMMONS, HUSBAND AND WIFE, by deed from CUMBERLAND TRUST & INVESTMENT CO., EXECUTOR AND TRUSTEE OF THE ESTATE OF BETTY SCRUGGS BURNETT, of record in Instrument No. 20130925-0100662, dated September 23, 2013, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **78 Concord Park W, Nashville, TN 37205**.

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 Grantors do covenant with said Grantees that Grantors 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 20th day of May, 2016.

D. Mark Simmons

Martha Simmons

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **D. Mark Simmons and Martha Simmons**, the bargainor(s) 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, at office, this **20th** day of **May, 2016.**

Notary Public

My Commission Expires: 9-26-16

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY