THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16047404** BILL GARRETT, Davidson County Trans:T20160043913 DEEDWARR Recvd: 05/25/16 10:10 2 pgs Fees:13.00 Taxes:2127.50 20160525-0052415	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $575,000.00. Affiant Subscribed and sworn to before me, this 20th day of May, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: David Golann and Joanne Golann 826 Benton Avenue Nashville TN 37204	Send Tax Bills To: ~~New Owner~~ Farmington 2002 Richard Jones Rd #300A Nashville, TN 37215	Tax Information: Tax Parcel ID No. 105-09-0-436.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Walter Albert Simmons, Jr., unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joanne Wang Golann and David W. Golann, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 56 on the Map of Waverly Place as of record in Book 57, Page 95, Register s Office for said County, as follows:

Beginning at a point in the north margin of Benton Avenue (formerly Harewood Avenue) 105.4 ft. more or less, east of the easterly margin of Elliott Avenue (formerly Kirkman Avenue) thence, northerly 97 ft., more or less, to the south line of the property conveyed to Lillie by deed at Book 876, Page 76, said Register s Office, said point being 135.6 ft. more or less, east of the east margin of said Elliott Avenue, thence along Lillie s south line easterly 55 ft. to a point, thence, southerly 97 ft. thence along Lillie s south line easterly 55 ft. to a point, thence, southerly 97 ft., more or less, to the north margin of Benton Avenue, thence with the margin of same 55 ft. to the point of beginning.

Being the same property conveyed to WALTER ALBERT SIMMONS, JR., by deed from KENNETH BUELL, of record in Instrument No. 20070921-0113111 , dated September 19, 2007 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 105-09-0-436.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 57, page 95, said Register's Office.

This is improved property located at 826 Benton Avenue Nashville TN 37204

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.

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 20th day of May, 2016.

Walter Albert Simmons, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Walter Albert Simmons, Jr., with whom I am personally acquainted, and who acknowledged that he 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: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018