WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 138,000.00

Affiant

SUBSCRIBED AND SWORN TO ~~BEFORE~~ ME, THIS THE 20th day of June, 2016

Notary Public:

MY COMMISSION EXPIRES: 8/18/18
(AFFIX SEAL)

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Carmen McVety	Same address	Parcel ID:
2632 River Meade Way	as new owner	052130B34300
Nashville, TN 37214		

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

Sean C. Sims and wife, Lacey M. Sims

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Carmen McVety

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:

BEING Lot 24, on the Plan of River Glen, Phase 7, of record in Instrument Number 20040212-0016958, and a part of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, to which River Glen, Phase 7 is submitted by Declaration of Submission of record as Instrument Number 20040713-0083147, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sean C. Sims and wife, Lacey M. Sims by deed from David Watkins and wife, Temetria A. Watkins of record in Instrument 20100610-0045037, Register's Office for said County, dated June 9, 2010.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6762, Page 208 amended in Book 7566, Page 571 amended in Book 10630, Page 498; Book 10630, Page 501; Book 11532, page 610; Instrument 20020425-0051349; Instrument 20010829-0093569; 20040915-0111299; 20040915-0111301; 20040713-0083147 and Book 7566, Page 606, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20040212-0016958, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2632 River Meade Way, Nashville, TN 37214

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 we do covenant with the said GRANTEES 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 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 our hands this 20th day of June, 2016.

Sean C. Sims

Sean C. Sims

Lacey M. Sims

Lacey M. Sims

BILL GARRETT, Davidson County
Trans:T20160053031 DEEDWARR
Recvd: 06/22/16 10:22 2 pgs
Fees:13.00 Taxes:510.60

20160622-0063478

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 20th day of June, 2016.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.