BILL GARRETT, Davidson County
Trans:T20160056898 DEEDWARR
Recvd: 07/05/16 11:19 2 pgs
Fees:13.00 Taxes:1295.00
20160705-0068321

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $350,000.00.

Affiant

Subscribed and sworn before me this the 30th day of June, 2016.

Notary Public
My commission expires: 9-10-2018

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Franklin Simmons	Mortgage Investors Group	083-11-0-040.00
603 Shady Lane	8320 East Walker Springs Lane	
Nashville, TN 37206	Knoxville, TN 37923	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DUSTIN ROHRER AND WIFE, LISA ROHRER, AND BARRY GOUGE, MARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to FRANKLIN SIMMONS AND MADISON SIMMONS, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Rolling Acres, McNabb's Subdivision of Tillman Property of record in Plat Book 1130, Page 34, 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 Dustin Rohrer and wife, Lisa Rohrer and Barry Gouge, married, as Tenants in Common with Rights of Survivorship by Quitclaim deed from Dustin M. Rohrer and wife, Lisa M. Rohrer of record in Instrument No. 20110616-0046366 Register's Office for Davidson County, Tennessee, dated June 03, 2011 and recorded on June 16, 2011.

Being also known as 603 Shady Lane Nashville, Tennessee 37206.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 603 Shady Lane, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

DR
LR

BG by LR AiF

Witness my hand this the 30th day of June, 2016.

Dustin Rohrer

Lisa Rohrer

Barry Gouge by Lisa Rohrer Attorney in Fact
Barry Gouge
BY; Lisa Rohrer, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Dustin Rohrer** and **Lisa Rohrer**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2016.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of June, 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared **Lisa Rohrer** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Barry Gouge** by Specific **POWER OF ATTORNEY dated June 26, 2016.** and who acknowledged that he executed the same as the free act and deed of **Barry Gouge**. Witness my hand and official seal this 30th day of June, 2016.

Notary Public

My Commission Expires: 9/10/18

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY