THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 121 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 220,000.00. Robin Edwards Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2016 Janice M. Collins Notary Public MY COMMISSION EXPIRES: 9-11-17 (AFFIX SEAL)

JANICE M. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Simmons	New Owner	MAP
3032 Whitland Crossing Drive		PARCEL 096-09-0B-016.00-CO
Nashville, TN 37214-3567		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Chelsey M. Bibb, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Simmons, an unmarried man, and Donnie Ray Simmons and wife, Tammy Jo Simmons, all Joint Tenants with Rights of Survivorship**

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 Unit No. 3032, Donelson's Place as shown on Exhibit "B" to declaration of protective covenants, conditions and restrictions of record in Instrument No. 20070703-0079564 as amended in Instrument No. 20070712-0083113 and Instrument No. 20070816-0098067 & Instrument No. 20101026-0085599, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Chelsey M. Bibb, unmarried by Warranty deed from J2K Builders, LLC of record in Instrument No. 20111114-0088865 Register's Office for Davidson County, Tennessee, dated November 09, 2011 and recorded on November 14, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **3032 Whitland Crossing Drive, Nashville, TN 37214-3567.**

BILL GARRETT, Davidson County
Trans:T20160086864 DEEDWARR
Recvd: 10/03/16 15:34 2 pgs
Fees:13.00 Taxes:814.00
20161003-0104142

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 my hand( ) this the 30 day of September, 2016.

Chelsey M. Bibb

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Chelsey M. Bibb** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30 day of September, 2016.

My Commission expires: March 3 2020

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.