Record Send To:
Fearnley Mann & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160087563 DEEDWARR
Recvd: 10/05/16 10:11 2 pgs
Fees:13.00 Taxes:810.30
20161005-0105050

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $219,000.00

Shella Jenkins
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF SEPTEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8563 SIMMONS CP C

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Akita Michelle Simmons	NEW OWNER	172-12-0D-046.00 CO
7405 Lords Chapel Drive		
Nashville, TN 37211		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

RYAN DURST, AND WIFE, ELIZABETH DURST

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

AKITA MICHELLE SIMMONS , UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 7405 Lords Chapel Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 30th day of September, 2016.

Ryan Durst

Elizabeth Durst

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, RYAN DURST AND ELIZABETH DURST, 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 and official seal at Franklin, Tennessee, this 30th day of September, 2016.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 486, as shown on the Final Plat of The Town Center Homes at Lenox Village, Section 2, of record as Instrument No. 20050322-0031182 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed by Quit Claim Deed from Ryan Durst AKA Johnny Ryan Durst, a married man, joined by his spouse, Elizabeth Durst to Ryan Durst and Elizabeth Durst, husband and wife, as tenants by the entireties, as recorded on the 12th day of June, 2012 in Instrument No. 20120612-0051192 and Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company to Ryan Durst, an unmarried man, as recorded on the 31st day of March, 2006 in Instrument No. 20060331-0036834, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT OF THE TOWN CENTER HOMES AT LENOX VILLAGE, SECTION 2, as recorded in Instrument No. 20050322-0031182, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20020315-0032825, 20020315-0032826, 20050324-0032209, 20031212-0178492, 20050324-0032209 and 20050815-0096405, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Lennox Village Town Center Association, Inc. recorded at Instrument No. 20031016-0153550.

f. Stormwater Detention Agreement as set forth in instrument recorded in Book 7361, Page 230, Instrument Nos. 20020408-0042676 and 20050822-0099609.

g. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances as set forth in instrument recorded in Instrument Nos. 20040310-0027422 and 20030923-0140666.

h. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

i. Property taxes for the current year.