WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160089057 DEEDWARR
Recvd: 10/10/16 12:41 2 pgs
Fees:13.00 Taxes:965.70
20161010-0106893

J-SB-16-8515-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019 (AFFIX SEAL)

WILLIAM E. GRONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08/20/2019

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James R. Worley	**Simmons First National Bank**	
(NAME)	(NAME)	**127-00-0-104.00**
8515 Newsom Station Rd	**501 Main Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-5608	**Pine Bluff, AR 71601**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JULIA WORLEY, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES R. WORLEY, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 9th Civil District of Davidson County, Tennessee, Being Tract No. 21 of the W.T. Hutton Property, Plan not of record, described from a survey of James L. Murphy, Jr., dated Jan. 5, 1967, and as follows:

Beginning in the southerly margin of Newsom Station Road at the corner of Tracts 21 and 22; thence with the line between said tracts, south 24 deg. 39 minutes 54 seconds east 454.18 feet; thence north 87 deg 02 minutes 50 seconds west 571 feet to the easterly margin of Newsom Station Road; thence northeasterly with a curve having a radius of 547.96 feet a distance of 469.95 feet and continuing with the road, north 65 deg. 20 minutes 06 seconds east 91.50 feet to the beginning.

Being the same property conveyed to Julia Worley, an unmarried woman by Quitclaim deed from Judy Worley aka Julia Worley, an unmarried woman of record in Instrument No. 20060405-0038847 Register's Office for Davidson County, Tennessee, dated December 14, 2005 and recorded on April 5, 2006. (Value of consideration shown in aforementioned deed $0.)

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8515 Newsom Station Rd , Nashville, Tennessee 37221-5608**.

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 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 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/our hand(s) this the 6th DAY OF OCTOBER, 2016.

Julia Worley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 6th of October, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212