This instrument prepared by:

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BILL GARRETT, Davidson County
Trans:T20160091652 DEEDWARR
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20161018-0109761

**SUZANNE HOWELL HACKNEY SIMMONS, ET VIR**

**TO... GENERAL WARRANTY DEED**

**SUZANNE HOWELL HACKNEY SIMMONS, ET VIR**

**FOR AND IN CONSIDERATION** of TEN and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Suzanne Howell Hackney Simmons and husband, Harry Edwin Simmons, have this day bargained and sold and do hereby sell, transfer and convey unto Suzanne Howell Hackney Simmons and husband, Harry Edwin Simmons, as tenants by the entirety, their heirs and assigns, in fee simple forever, the following described real estate:

Being Lot No. 23 on the Plan of Horton Height's, Section IV, as of record in Book 1835, page 129, Register's Office for Davidson County, Tennessee.

Beginning at a point in the northerly margin of Russleo Drive; thence Northwesterly, along the margin of Russleo Drive, 210.9 feet to a point; thence continuing along the northwesterly margin of said drive, 30 feet to the beginning of a curve; thence in a northerly direction around said curve, 39.3 feet to a point in the easterly margin of Fleetwood Drive, 190 feet to a point; thence south 49 deg. 47' east 153 feet to a point; thence south 7 deg. 33' west 185.9 feet to the point of beginning.

This being the same property acquired by Billy Brown Howell and wife, Mildred Joe Howell by Deed of record in Deed Book 2538, page 141, Register's Office of Davidson County, Tennessee. Mildred Joe Howell predeceased her husband on August 27, 1988. Billy Brown Howell died testate on July 8, 2005. His Last Will and Testament is of record in Probate Case #05P1230. In said Will, he devised his property to his two daughters, Cherry Howell White and Suzanne Howell Hackney, now Simmons, the parties herein. Suzanne Howell Hackney Simmons acquired this property from Cherry Howell White by Deed of record in Instrument #20060724-0088741, Register's Office of Davidson County, Tennessee

Map & Parcel: 102 08 0 093.00

**TO HAVE AND TO HOLD** said above described real estate, together with all improvements thereon and appurtenances thereunto belonging, unto the said Suzanne Howell Hackney Simmons and husband, Harry Edwin Simmons, as tenants by the entirety, their heirs and assigns, in fee simple forever.

**WE COVENANT** with said Grantees, their heirs and assigns, that we are lawfully seized and possessed of the above real estate, that we have a good and lawful right to sell and convey the same, and that the same is unencumbered, and we bind ourselves, our heirs and representatives, to forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

**POSSESSION** passes with delivery of the deed, and the TAXES for the year 2016 will be paid by the Grantees herein.

Dated: This the 12 day of Oct, 2016.

SUZANNE HOWELL HACKNEY SIMMONS

HARRY EDWIN SIMMONS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared for me, Samuel B Garner Jr., a Notary Public of said County and State, Suzanne Howell Hackney Simmons, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 12th day of Oct, 2016.

Notary Public

My Commission Expires: 5-21-18.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared for me, Samuel B Garner Jr, a Notary Public of said County and State, Harry Edwin Simmons, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office, this 12th day of Oct, 2016.

Notary Public

My Commission Expires: 5-21-18.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **Creating Tenancy by the Entirety**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this the 12 day of Oct, 2016.

Notary Public

My Commission Expires: 5-21-18.

Real property taxes will be paid by: Owner

Name: Suzanne Simmons
Address: 814 Russleo Drive
Nashville, TN 37209

**PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. THERE HAS BEEN NO EXAMINATION OF TITLE BY THE PREPARER AND THEREFORE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREIN. NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.**