WARRANTY DEED

File #16407

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. m145543

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/3/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles M. McDade	Movement Mortgage, LLC	172-12-0B-210.00CO
(NAME)	(NAME)	
5809 Scout Drive	PO BOX 890964	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-7907	Charlotte, NC 28289-5964	
(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, I, **Dorothy G. Simmons, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles M. McDade, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 240 on the Plan of Section Eleven, Bradford Hills, of record in Plat Book 7900, Page 496, 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 Dorothy G. Simmons by Warranty deed from Yazdian Construction, Inc., of record in Book 9172, page 653, Register's Office for Davidson County, Tennessee, dated December 01, 1993 and recorded on December 02, 1993.

Frank W. Simmons executed this instrument on behalf of Dorothy G. Simmons pursuant to the Power of Attorney, executed by Dorothy G. Simmons, dated October 13, 2016, of record in Instrument No. 20161028-0114020, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 5809 Scout Drive, Nashville, TN 37211-7907

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20160095389 DEEDWARR
Recvd: 10/28/16 10:58 2 pgs
Fees:13.00 Taxes:906.50

20161028-0114021

Witness my hand this 26th day of October, 2016.

Dorothy G. Simmons by: Frank W. Simmons, attorney in fact.

Dorothy G. Simmons by Frank W. Simmons, her attorney in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Frank W. Simmons,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of **Dorothy G. Simmons** for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for **Dorothy G. Simmons** , and is authorized by **Dorothy G. Simmons** to execute this instrument on his/her behalf.

This the 26th day of October, 2016.

My Commission Expires: 8-4-2020

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027