Davidson County DEEDWARR
Recvd: 11/07/16 11:04 4 pgs
Fees:23.00 Taxes:5550.00
20161107-0117604

#33329

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of November, 2016.

Notary Public

My Commission Expires:

KATHLEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert E. Sims Laura M. Sims 614 Lynnwood Blvd Nashville, TN 37205	First Tennessee Bank National Association 300 Court Memphis, TN 38103	130-3-99.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Dennis T. Delaney and/or Catherine C. Delaney, Trustees of the Dennis & Catherine Delaney Living Trust, established by the Revocable Trust Agreement of Dennis T. Delaney and Catherine C. Delaney dated February 16, 2016, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robert E Sims and Laura M Sims, husband and wife**, 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 lying in Davidson County, Tennessee, more particularly described as follows:

Parcel A:

Land in the 7th Civil District of Davidson County, Tennessee, being parts of Lots Nos. 204 and 223 on the Plan of a part of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, described together as follows:

Beginning on the easterly margin of Lynwood Boulevard at an iron pin in concrete at the corner of Lots Nos. 203 and 204; thence with the easterly margin of said Boulevard southwardly 155.3 feet to the northwest corner of the property conveyed to Frances Orr Vance by deed from Mary Dozier Vess and husband, of record in Book 1491, page 387, said Register's Office; said point being 45.87 feet north of the corner of Lots Nos. 204 and 205; thence with the northerly line of said Vance property South 77 degrees 15 minutes East 223.8 feet to Vance's northeast corner, continuing in the same direction 84.8 feet, in all 308.6 feet to an iron pin; thence North 6 degrees 40 minutes East 198.7 feet to an iron pin on the northerly line of Lot No. 223; thence with said line North 86 degrees 45 minutes West 75.3 feet to the corner of Lots Nos. 204 and 223;

continuing in the same direction and with the northerly line of said Lot No. 204, 210.6 feet, in all 285.9 feet to the beginning.

Parcel B:

Being parts of Lots Nos. 222 and 223 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, Tennessee, and being shown as part of an unnumbered tract, lying west of Lots 1, 2 and 3, on the Map of Royal Oaks-Veevers' Addition, as of record in Book 2083, page 13, said Register's Office, and described as follows:

Beginning at the southwest corner of Lot No. 1 of said Veevers' Addition; thence westerly on a continuation of the southerly line of Lot 1, 155.9 feet to a point; thence northerly 237.5 feet to a point; thence easterly 136.4 feet to a point in the westerly line of Lot 3; thence with the westerly line of Lots 3, 2 and 1, southerly 246.1 feet to the point of beginning.

Being the same property conveyed to Dennis T. Delaney and/or Catherine C. Delaney, Trustees of The Dennis & Catherine Delaney Living Trust, established by the Revocable Trust Agreement of Dennis T. Delaney and Catherine C. Delaney dated February 16, 2016 by Quitclaim Deed from Dennis T. Delaney and Catherine C. Delaney, Trustees of the Catherine C. Delaney Living Trust dated December 30, 2010, quitclaim deed dated February 16, 2016, recorded February 22, 2016, of record in Instrument No. 20160222-0016614, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Dennis T. Delaney and Catherine C. Delaney, Trustees of the Catherine C. Delaney Living Trust dated December 30, 2010 by Warranty Deed from Catherine C. Delaney, dated December 31, 2010, recorded January 20, 2011, of record in Instrument No. 20110120-0005342, said Register's Office, and further, being the same property conveyed to Catherine C. Delaney by Warranty Deed from Dennis T. Delaney, dated December 31, 2010, recorded January 7, 2011, of record in Instrument No. 20110107-0002209, said Register's Office, and further, being the same property conveyed to Dennis T. Delaney and wife, Catherine C. Delaney by Warranty Deed from Ann Scott Carell and husband, Monroe Carell, Jr., dated October 30, 2000, recorded October 31, 2000, of record in Instrument No. 20001031-0107784, said Register's Office.

This is improved property located at: 614 Lynnwood Blvd, Nashville, TN 37205

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. The 2016 property taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and (6. other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of November, 2016.

The Dennis & Catherine Delaney Living Trust, established by the Revocable Trust Agreement of Dennis T. Delaney and Catherine C. Delaney dated February 16, 2016

By: _____
Dennis T. Delaney, Trustee

By: _____
Catherine C. Delaney, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dennis T. Delaney and Catherine C. Delaney, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Trustees of the Dennis & Catherine Delaney Living Trust, established by the Revocable Trust Agreement of Dennis T. Delaney and Catherine C. Delaney dated February 16, 2016, the within named bargainor, a trust, and that they as such Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Dennis & Catherine Delaney Living Trust, established by the Revocable Trust Agreement of Dennis T. Delaney and Catherine C. Delaney dated February 16, 2016, by the said Dennis T. Delaney and Catherine C. Delaney as its Trustees.

WITNESS my hand and seal at office this 3rd day of November, 2016.

_____
Notary Public

My Commission expires: _____

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

