(1) Return to: Bridgehouse Title

Warranty Deed

BILL GARRETT, Davidson County
Trans: T20160099687 DEEDWARR
Recvd: 11/10/16 12:53 2 pgs
Fees: 13.00 Taxes: 1724.96
20161110-0119139

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $466,204.67

Coreen Newcomb
Affiant

Subscribed and sworn to before me, this the 4th day of November, 2016.

Notary Public

My commission expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kyle Simmons		
4707 B Kentucky Ave.	New Owner	118-01-0-295.00
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MRSF1, LLC, A TEXAS LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KYLE WILLIAM SIMMONS AND ANGELA MALONE SIMMONS, HUBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVDISON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 91 on the Plan of Montrose Place of record in Plat Book 57, Page 93, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 91 fronts 50.0 feet on the Southerly margin of Gilmore Avenue, and runs back, with the Westerly margin of 9th Ave South (formerly Duke Street), 160.0 feet to an alley, measuring
50.4 feet thereon.

Being the same property conveyed to John E. Belliford and wife, Mamie Delores Belliford by Warranty deed from Thelma L. Hadley of record in Book 4099, page 700, Register's Office for Davidson County, Tennessee, dated January 30, 1967 and recorded on February 3, 1967.

Being the same property conveyed to Lightfoot Graham Development, LLC by Warranty deed from John E. Belliford, unmarried of record in Instrument No. 20160407-0033231 Register's Office for Davidson County, Tennessee, dated April 4, 2016 and recorded on April 7, 2016.

Being the same property conveyed to John Brent Smith by Quitclaim deed from Lightfoot Graham Development, LLC of record in Instrument No. 20160531-0054042 Register's Office for Davidson County, Tennessee, dated May 10, 2016 and recorded on May 31, 2016.

Being the same property conveyed to Lightfoot Graham Development, a Tennessee limited liability company by Quitclaim deed from John Brent Smith, unmarried of

record in Instrument No: 20160705-0068330 Register's Office for Davidson County, Tennessee, dated June 29, 2016 and recorded on July 05, 2016.

Being the same property conveyed to MRSF1, LLC, a Texas Limited Liability Company by Warranty deed from Lightfoot Graham Development, a Tennessee Limited Liability Company of record in Instrument No. 20160705-0068331 Register's Office for Davidson County, Tennessee, dated June 29, 2016 and recorded on July 05, 2016.

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.

This is improved property known as 901 Gilmore Avenue, Nashville, TN 37204-2612.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of November, 2016.

MRSF1, LLC

Stephen K. Green, Vice President

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stephen K. Green, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President of MRSF1, LLC, a Texas limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 4th day of November, 2016.

Notary Public

My Commission Expires: 01·11·2017

TIFFANY B. POULOSE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-11-2017