BILL GARRETT, Davidson County
Trans:T20160106227 DEEDWARR
Recvd: 12/02/16 13:06 2 pgs
Fees:13.00 Taxes:950.90
20161202-0126737

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr. Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Julie Hamilton
State of Tennessee Notary Public
Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of November, 2016

Notary Public
Commission Expires: 7/3/2017

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Tait Wilson<br>1053 Woodbury Falls Drive<br>Nashville, TN 37221-1418 | Same as New Owner | 128-12-0C-090.00-CO |

# WARRANTY DEED

FOR AND IN 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/WE,

**Tonya Marie Simmons, an unmarried woman**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Tait Wilson, unmarried**

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 in Davidson County, Tennessee, being Unit No. 1053, together with the appurtenant interest in the common elements of Woodbury Townhomes, Phase I, a horizontal property regime with private elements established by Declaration of record in Instrument No. 20060310-0028278, as amended in Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "E" to the aforementioned Declaration. (Subject property is a part of the property shown on the Boundary Plat of record in Instrument No. 20050216-0017693, said Register's Office.)

Being the same property conveyed to Tonya Marie Simmons, an unmarried woman by Warranty deed from Meaghan E. O'Bryan, unmarried of record in Instrument No. 20140616-0052011 Register's Office for Davidson County, Tennessee, dated June 12, 2014 and recorded on June 16, 2014. (Value of consideration shown in aforementioned deed $223,499.00.) Being also known as 1053 Woodbury Falls Drive Nashville, Tennessee 372211418.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1053 Woodbury Falls Drive, Nashville, TN 37221-1418.

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

Dated this the 30th day of November, 2016.

Tonya Marie Simmons

Tonya Marie Simmons

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tonya Marie Simmons, an unmarried woman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of November, 2016.

Notary Public
My Commission Expires: 1-13-2

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206