WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160106308 DEEDWARR
Recvd: 12/02/16 14:28 2 pgs
Fees:13.00 Taxes:514.30
20161202-0126847

O-VRES-16-341-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert A. Simmons and Kathryn J. Simmons, Trustees of The Simmons Trust dated May 17, 1990 and restated September 26, 2008	**New Owner**	
(NAME)	(NAME)	**161-11-0C-038.00-CO**
4339 Hungerford Street		
(ADDRESS)	(ADDRESS)	
Lakewood, CA 90712		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FREDA CATHERINE CARR, A SINGLE WOMAN AND WALTER LEE TOWNSEND, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT A. SIMMONS AND KATHRYN J. SIMMONS, TRUSTEES OF THE SIMMONS TRUST DATED MAY 17, 1990 AND RESTATED SEPTEMBER 26, 2008,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. G-701 on the Plan of Resubdivision of Lot 2 of Phase IV, Villages of Brentwood, now known as Brentwood Summit of record in Plat Book 6900, Page 614, 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 Freda Catherine Carr, unmarried and Walter Lee Townsend, unmarried, as joint tenants with right of survivorship by Quitclaim deed from Freda Catherine Carr, unmarried of record in Instrument No. 20140603-0047929 Register's Office for Davidson County, Tennessee, dated May 28, 2014 and recorded on June 03, 2014.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 614, Register's Office for Davidson County, Tennessee;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7231, Page 789 and Declaration of Annexation of record in Book 7494, page 689, Register's Office for Davidson County, Tennessee;
- By-Laws of record in Book 7231, Page 809, in the Register's Office for Davidson County, Tennessee;
- Subject to all matters shown on the Plan of record in Book 6900, Page 294, Register's Office for Davidson County, Tennessee;
- Charter of record in Book 6158, Page 352, Book 7599, page 914, Book 7925, page 41, Book 7936, page 332, Book 8152, page 927 and Book 8163, page 593, in the Register's Office for Davidson County, Tennessee;
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6730, Page 508, in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **341 Yorkshire Circle , Nashville, Tennessee 37211-7135**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 23rd DAY OF NOVEMBER, 2016.

Freda Catherine Carr

Freda Catherine Carr

Walter Lee Townsend

Walter Lee Townsend

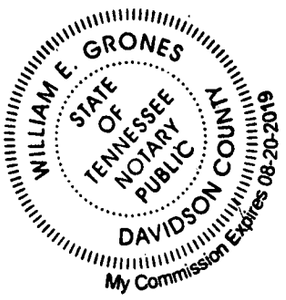
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FREDA CATHERINE CARR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of November, 2016.

William E. Grones

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



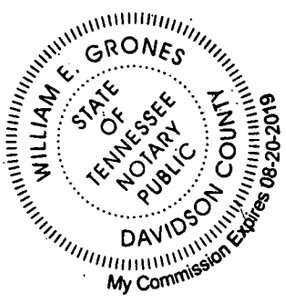
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER LEE TOWNSEND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of November, 2016.

William E. Grones

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212