WARRANTY DEED

Return To:

BRENTWOOD TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th day of February, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET H. MEAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alex Simmons Samantha Simmons	Access National	072-12-0--001.00CO
(NAME)	(NAME)	
1801 A Tammany Drive	1800 Robert Fulton Dr.#15050	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Reston, VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James T Ramage IV and James T McLean,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Alex Simmons and Samantha Simmons, 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 in Davidson County, Tennessee, being Unit No. A on the Plan of 1801 Tammany Drive Cottages, as described in Exhibit "B" and the declarations of covenants, conditions and restrictions for 1801 Tammany Drive Cottages, of record in Instrument No. 2015112-0118467, Register's Office for said County, to which reference is made for a more complete description.

Being part of the same property conveyed to James T Ramage, IV and James T McLean by deed of record in Instrument 20150814-0081784, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1801 A Tammany Drive, Nashville, TN 37216
(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:T20170018051 DEEDWARR
Recvd: 03/02/17 10:08 2 pgs
Fees:13.00 Taxes:1515.15

20170302-0020642

Witness our hands this 16th day of February, 2017.

James T. Ramage IV

James T McLean

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named James T. Ramage, IV and James T. McLean the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 16th day of February, 2017.

Lori Holloway

Notary Public
My Commission Expires: 4-20-19

File No.: 21029

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY