BILL GARRETT, Davidson County
Trans:T20170021765 DEEDWARR
Recvd: 03/14/17 13:27 2 pgs
Fees:13.00 Taxes:469.90

20170314-0024986

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 9th day of March, 2017, by and between Mary C Simmons, unmarried, party of the first part, and DREAMINC., a Tennessee Corporation, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

All that certain parcel of land situated in the County of Davidson and State of Tennessee, being known as Lot No. 55 on the Plan of Lake Towne Park, Section 4, as of record in Plat Book 6900, Page 661, Register's Office for said County.

Being all or part of the same property conveyed to Mary C. Simmons by Quit claim deed dated March 8, 2017 of record at Instrument No. 20170314-0024985 in the Register's Office of Davidson County, Tennessee. Being Previously conveyed to Mary C Simmons and Aketa M. Simmons by virtue of that certain Quit Claim Deed dated June 10, 2011, and being of record at Instrument No. 20110615-0045782 in the Register's Office of Davidson County, Tennessee.

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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 6900, Page 661 and Book 7564, Page 871 in said Register's Office, Tennessee; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Mary C. Simmons

Mary C Simmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Mary C Simmons, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of March, 2017.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: DREAMINC.
1111 12th Avenue S.
Nashville, TN 37203

Tax Parcel No 15014005900

Property Address: 3344 Oak Timber Dr.
Antioch, TN 37013

MAIL TAX
BILLS TO: DREAMINC
1112 12th Ave S.
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $127,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 9th day of March, 2017.

Notary Public

My Commission Expires: 3/6/18

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.