BILL GARRETT, Davidson County
Trans:T20170046106 DEEDWARR
Recvd: 05/31/17 13:14 2 pgs
Fees:13.00 Taxes:1110.00
20170531-0054039

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of May, 2017.

Notary Public 10/14/19
My commission expires:

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

02-1704-50198

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Thomas Simmons	New Owner	126-15-0-A-293.00-CO
8144 Settlers Way		
Nashville TN 37221		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeannette M. Zinggeler Berg and Michael Berg**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Thomas Simmons and Elisenda Simmons, Husband and Wife as Joint Tenants**, hereinafter called the Grantees, their successors 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 Lot No. 162, on the Plan of Section Seven, Boone Trace at Biltmore, of record in Instrument No. 20011003-0107279 (erroneously referenced in prior deed as Instrument No. 2011003-0107279), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeanette M. Zinggeler Berg and Michael Berg, wife and husband by deed from Jon Waite and wife, Rebecca Waite, dated May 27, 2011, recorded June 2, 2011, of record in Instrument No. 20110602-0042326, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 8144 Settlers Way, Nashville, TN 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 30th day of May, 2017.

Jeannette M. Zinggeler Berg

Michael Berg

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jeannette M. Zinggeler Berg and Michael Berg**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 30th day of May, 2017.

Julie Dyess

Notary Public

My Commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY