BILL GARRETT, Davidson County
Trans:T20170056094 DEEDWARR
Recvd: 06/30/17 10:49 2 pgs
Fees:13.00 Taxes:566.10
20170630-0065993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Edward Monroe Simmons Jr.
Affiant

Subscribed and sworn to before me, this 28TH DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/03/15

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Monroe Simmons Jr.	Edward Monroe Simmons, Jr. (NAME)	
2600 Ravine Drive (ADDRESS)	2600 Ravine Drive (ADDRESS)	135-16-0A-058.00-CO
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Cal-Tenn Financial, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Edward Monroe Simmons Jr., hereinafter called the Grantees, their heirs 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. 77 ON THE PLAN OF TRACTS 8, 9 AND 10 OF NASHBORO VILLAGE AS OF RECORD IN BOOK 5200, PAGE 186-189, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE ACCURATE AND COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CAL-TENN FINANCIAL, LLC BY WARRANTY DEED FROM MELVIN HILL AND WIFE, SHARON HILL OF RECORD IN INSTRUMENT NO. 20170329-0030305 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2600 Ravine Drive, Nashville, TN 37217
(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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 28th day of June, 2017.

Cal-Tenn Financial, LLC

BY: Tracy D. McMurtry, President
Tracy D. McMurtry, President

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned Notary Public, personally appeared Tracy D. McMurtry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be President of Cal-Tenn Financial, LLC, the within named bargainor, a limited liability company, and that such President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the said Tracy D. McMurtry as President.

Witness my hand and official seal, at office, on this the 28th day of June, 2017.

Notary Public

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

