WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

R-VRES-17-2505A

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)
Hornbeam Properties, LLC	**c/o O'Neil Hagaman, PLLC**	
(NAME)	(NAME)	**117-04-0D-002.00**
1111 17th Ave S	**3310 West End Avenue, Suite 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Nashville, Tennessee 37203**	
(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, **DEBORAH C. SIMMONS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HORNBEAM PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 2505-A, in a Horizontal Property Regime as shown on the condominium site plan of Belmont Land's Lot 180 Condominiums, as of record in Book 8081, Page 272, re-recorded in Book 8102, page 156, as Exhibit "B" to the Master Deed, as of record in Book 8081, page 265 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 Deborah C. Simmons, for her separate estate by Warranty deed from O.H. Mason and wife, Dorothy E. Mason of record in Book 8166, page 402, Register's Office for Davidson County, Tennessee, dated July 31, 1990 and recorded on August 2, 1990.

The above-described property has never been the primary or marital residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Master Deed establishing a Horizontal Property Regime of Belmont Land's Lot 180 Condominiumsof record in Book 8081, Page 265, and re-recorded in Book 8102, page 149 and amended in Book 8105, page 728, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2505 A Belmont Blvd, Nashville, Tennessee 37212**.

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.

BILL GARRETT, Davidson County
Trans:T20170064869 DEEDWARR
Recvd: 07/28/17 10:20 2 pgs
Fees:13.00 Taxes:2405.00

20170728-0076577

Witness my/our hand(s) this the 25th DAY OF JULY, 2017.

Deborah C. Simmons

STATE OF Oregon

COUNTY OF Deschutes

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBORAH C. SIMMONS, 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 25th of July, 2017.

Notary Public
My Commission Expires: Oct. 13. 2017
(SEAL)

OFFICIAL STAMP
RACHEL ANN GHEEN
NOTARY PUBLIC-OREGON
COMMISSION NO. 921109
MY COMMISSION EXPIRES OCTOBER 13, 2017

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