Davidson County DEEDWARR
Recvd: 08/07/17 11:12 4 pgs
Fees:23.00 Taxes:1054.50
20170807-0080439

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of August, 2017.

Christy Michelle Jones

Notary Public
My commission expires: 2/27/21

05-1705-67129

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Robert J. Andrea 1900 Tinnin Road #2 Goodlettsville TN 37072	same	007-14-0-B-002.00 CO

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, **Paul Stanley Simmons and wife, Carol C. Simmons**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Robert J. Andrea and Margaret D. Andrea, Husband and Wife,** 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 Unit No. 2 of Building A, together with the appurtenant interest in the common elements of Magnolia Station, Phase One, a Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20030827-0124444; as amended in Instrument No. 20041001-0118510; Instrument No. 20050627-0073312; Instrument No. 20050708-0079103; Instrument No. 20090811-0075446; Instrument No. 20100427-0031824; Instrument No. 20100618-0047655; and Instrument No. 20121030-0096611, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Amendment to Master Deed of record in Instrument No. 20041001-0118510, as further amended in Instrument No. 20050708-0079103, said Register's Office, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul Stanley Simmons and wife, Carol C. Simmons by deed from Magnolia Properties, LLC, a Tennessee Limited Liability Company, dated October 27, 2005, recorded November 2, 2005, of record in Instrument No. 20051101-0131766, 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 1900 Tinnin Road #2, Goodlettsville, TN 37072.

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 3rd day of August, 2017.

Paul Stanley Simmons

Carol C. Simmons

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Paul Stanley Simmons and Carol C. Simmons**, 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 Hendersonville, TN, this 3rd day of August, 2017.

Notary Public
State of Tennessee at Large

My Commission expires:
4.24.19

PENNY ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

REALTY TITLE

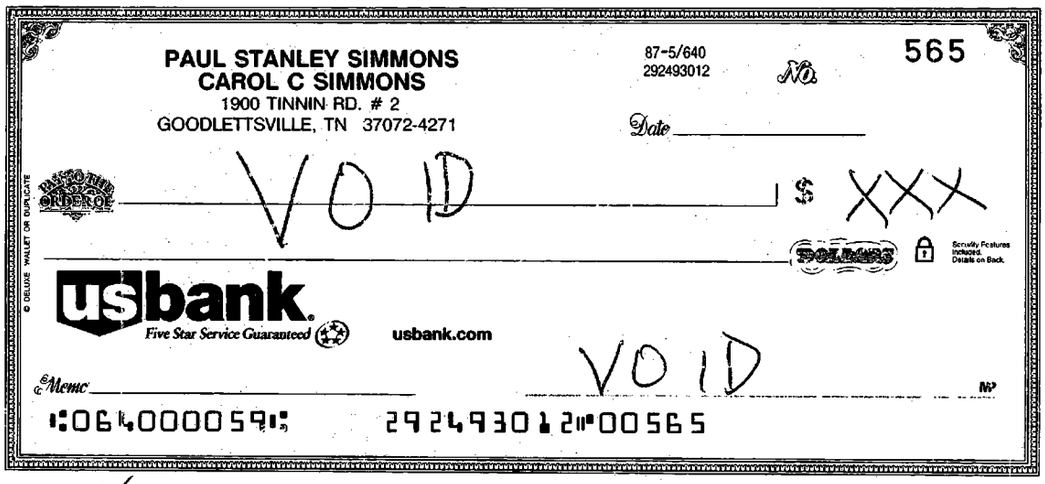
05-1705-67129

SPECIAL INSTRUCTIONS FOR SELLER FUNDS

NOTE: THE ***SELLER*** MUST CHOOSE ONE OPTION BELOW.

Once seller or sellers authorized representative are in receipt of a check issued by Realty Title we may only reissue those funds as a wire by placing a 24 hour (business day) stop payment and hold on the check. Upon verification the check has not cleared, funds may then be wired less the stop payment fee of $25.

◊ Send funds via regular mail to:


PAUL STANLEY SIMMONS
CAROL C SIMMONS
1900 TINNIN RD. # 2
GOODLETTSVILLE, TN 37072-4271

87-5/640
292493012

565

Date

VOID

$ XXX

DOLLARS

usbank
Five Star Service Guaranteed
usbank.com

Memo

VOID

⑆064000059⑆ 292493012⑈00565

☑ Wire funds into account: (this will take place after 2:00 pm)-we must have all info to initiate wire

Bank Name: US Bank
Bank Address: 460 Long Hollow Pike Goodlettsville TN 37072
Routing No. (please check with receiving bank to be sure this is the correct number): 064000059
Acct. #: 292493012
Acct. Name: Paul S. OR Carol C. Simmons
Address on Acct: 1900 Tinnin Rd #2 Goodlettsville TN 37072

Paul Stanley Simmons — 8-3-17
Paul Stanley Simmons — 08/03/17

Carol C. Simmons — 8-3-17
Carol C. Simmons — 08/03/17

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Paul Stanley Simmons and Carol C. Simmons 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 Hendersonville (city), TN (state), this 3rd day of August, 2017.

Notary Public
My Commission Expires 4.24.19

PENNY ALLISON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

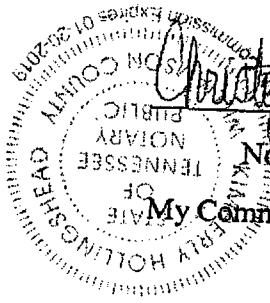
Certification of Authority

I, Kim Hollingshead, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Christy Michelle Jones
Notary Public
My Commission Expires: 2/27/21

[Notary Seal]

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the County Register. Electronic documents registered by County Registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).