(3)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 221,000.00

Sandra Simmons
Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 28th DAY OF July2017

Notary Public

MY COMMISSION EXPIRES: 2/28/20
(Affix Seal)

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

BILL GARRETT, Davidson County
Trans:T20170067936 DEEDWARR
Recvd: 08/07/17 11:57 2 pgs
Fees:13.00 Taxes:817.70
20170807-0080507

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
G & G Properties, II, LLC	Same as new owner	83-3-317.00
115 Penn Warren Drive Suite 300195		
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,WE, *Sandra G Simmons, a/k/a Sandra Gayle Simmons unmarried* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO *G & G Properties, II, LLC, a Tennessee limited liability company* HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 3 on the Plan of H & J Subdivision, of record in Book 4660, page 200 of the Register's Office of said County, to which plan reference is here made for a more complete description.

Being the same property conveyed to Raymond T. Simmons and wife Sandra Gayle Simmons by Warranty Deed from George W Hussey and wife Retha F Hussey and William K Jones and wife Bonnie S Jones dated 1/25/77 and filed for record on 1/27/77 of record in Book 5109, page 410, said Register's Office for said County. By Final Decree in the Fourth Circuit Court for Davidson County, Tennessee, the said Raymond Turner Simmons and Sandra Gayle Simmons divorced and by said decree became vested in said property as tenants in common with each owing a ½ undivided interest each. The said Raymond Turner Simmons died intestate on July 13, 2013 and by Affidavit of Heirship executed by Dawn Michelle Hunter dated July 21, 2017, filed for record 8-7-2017, in Instrument No. 20170807-0080505, Register's Office for Davidson County, Tennessee, naming the said Kenneth Simmons, Terrie Wilson and Raymond Simmons, Jr. were his only surviving heirs-at-law; and by Quitclaim Deed filed for record 8-7-2017, in Instrument No. 20170807-0080506, the said Kenneth Simmons, Terrie Wilson and Raymond Simmons, Jr. conveyed their interest in said property to Sandra G. Simmons.

This conveyance is subject to: Current years taxes which have been prorated and assumed by the Grantee(s); All restrictions of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This is: Unimproved ( )
Improved (x) Property, known as 2240 Greenwood Avenue, Nashville, TN 37206
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness our hands this 28th day of July, 2017.

Sandra Simmons
Sandra G Simmons a/k/a Sandra Gayle Simmons

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sandra G Simmons a/k/a Sandra Gayle Simmons the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of July, 2017.

Commission Expires: 2/28/20

Notary Public

DIANNE M. CATHEY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
My Commission Expires

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this the _____ day of _____, _____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, on this the _____day of _____, _____.

My commission expires:_____

Notary Public