Davidson County DEEDWARR
Recvd: 08/17/17 15:42 3 pgs
Fees:18.00 Taxes:702.63
20170817-0084791

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $189,900.00.

Affiant

Subscribed and sworn to before me, this 15th day of August, 2017.

Notary Public

My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Address New Owner As Follows:
Terry W. Simmons
Mary D. Simmons
3911 Dodson Chapel Road
Hermitage, TN 37076

Send Tax Bills To:
Bank of Tennessee
PO Box 4980
Johnson City, TN 37602

Map-Parcel Number:
086 14 0C 003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **INA SUE GROVES, TRUSTEE OF THE LORETTA RONEY LIVING TRUST U/A/D AUGUST 5, 2005**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **TERRY SIMMONS AND MARY SIMMONS, HUSBAND AND WIFE,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A certain condominium unit in Davidson County, Tennessee, described as follows: Unit No. 3 in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same, as of record in Instrument No. 20011005-0108857 and corrected by Scrivener's Affidavit of record in Instrument No. 20090706-0062212, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Loretta M. Roney, Trustee of the Loretta Roney Living Trust U/A/D 8/5/05, by deed from Carol Arvin, Randall Romans and Wayne Romans Burkhart, of record Instrument No. 20090624-0058846, dated June 22, 2009, said Register's Office. The said Loretta M. Roney having since died on or about April 28, 2016, and pursuant to the terms of the Loretta M. Roney Living Trust U/A/D August 5, 2005, Ina Sue Groves succeeded as Successor Trustee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Taxes for the year 2017 and subsequent years. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Master Deed of record in Instrument No. 20011005-0108857 and amended in Instrument No. 20170524-0051721, said Register's Office.

3. Master Deed of record in Instrument No. 20011005-0108857 and amended in Instrument No. 20170524-0051721, said Register's Office.

4. Assessment set out in Master Deed of record in Instrument No. 20011005-0108857, said Register's Office.

5. Easements set out in Master Deed of record in Instrument No. 20011005-0108857, said Register's Office.

6. Storm Water Detention Agreement of record in Instrument No. 20010710-0073194, said Register's Office.

This is improved property known as: **3911 Dodson Chapel Road, Unit 3, Hermitage, TN 37076.**

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 Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, 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.

WITNESS my hand this 15th day of August, 2017.

Ina Sue Groves, Trustee of the Loretta Roney Living Trust U/A/D August 5, 2005

Ina Sue Groves, Trustee of the Loretta Roney Living Trust

STATE OF TENNESSEE)
COUNTY OF Knox)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ina Sue Groves, Trustee of the Loretta Roney Living Trust, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of August, 2017

(Seal)

TAMMY G. CARMLEY
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY
My Commission Expires April 27, 2021

Tammy G Carmley
Notary Public

My Commission Expires: April 27, 2021

698227.1/2013587

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

