WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/21/17 08:57 3 pgs
Fees:18.00 Taxes:777.00
20170821-0085408

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 12/10/19
(AFFIX SEAL)

DAWN THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF17-060072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Adam Carson and Rachel Carson (NAME)	First Community Mortgage Inc (NAME)	
3730 Edgewater Drive (ADDRESS)	262 Robert Rose Dr Ste 101 (ADDRESS)	136-07-0-012.00
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Murfreesboro TN 37129 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Ten Thousand And No/100 Dollars ($210,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SUZANNE S. QUARLES, SUCCESSOR TRUSTEE OF THE ROY D. SIMMONS, JR. REVOCABLE TRUST DATED JUNE 26, 2012, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ADAM CARSON AND RACHEL CARSON, HUSBAND AND WIFE, 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:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Section Two, Priest Lake Park, of record in Plat Book 4175, Page(s) 56, 57 and 58, 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 Roy D. Simmons, Jr. and wife, Glendell M. Simmons by Warranty Deed from Keith Barton Lawrence and wife, Andrea Duke Lawrence, of record in Book 5651, Page 224, Register's Office for Davidson County, Tennessee, dated September 15, 1980 and recorded on September 16, 1980.

The said Glendell M. Simmons having since died and title vested solely in Roy D. Simmons, Jr.

Being the same property conveyed to Roy D. Simmons, Jr., Trustee, and any successor trustees thereto, of the Roy D. Simmons, Jr., Revocable Trust Dated June 26, 2012 by Quitclaim Deed from Roy D. Simmons, Jr., unmarried, of record in Instrument No. 20120820-0074482, Register's Office for Davidson County, Tennessee, dated August 01, 2012 and recorded on August 20, 2012. Roy D. Simmons, Jr. having since resigned as trustee leaving Suzanne S. Quarles as the Successor Trustee pursuant to the terms of the trust.

unimproved ☐
This is improved ☒ property, known as 3730 Edgewater Drive, Nashville, TN 37217
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness my hand and official this 15th day of August, 2017

Suzanne S. Quarles, Successor Trustee, of the Roy D. Simmons, Jr. Revocable Trust Dated June 26, 2012

BY: Suzanne S Quarles
Suzanne S. Quarles
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of August, 2017, before me personally appeared Suzanne S. Quarles, Sucessor Trustee of the Roy D. Simmons, Jr. Revocable Trust Dated June 26, 2012, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th day of August, 2017.

Notary Public
My Comm Exp: 10-12-19

Joe Perry Williamson County

True Copy Certification

I, KEMBERLY POWELL, 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 Sumner

Personally appeared before me, Kristen M. Traini, a notary public for this county and state, KEMBERLY POWELL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

My Commission Expires: OCT 20 2020
Notary's Seal (if on paper)