WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170072219 DEEDWARR
Recvd: 08/21/17 09:54 2 pgs
Fees: 13.00 Taxes: 1406.00

20170821-0085493

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2017

Janice H. Collins
Notary Public

MY COMMISSION EXPIRES: 9-11-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tiffany Murray Simmons	New Owner	085-04-0-A-213.00 CO
(NAME)	(NAME)	
4829 Medalist Circle		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Jeffrey D. Sircy, an unmarried man and Bret A. Marchbanks, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tiffany Murray Simmons and Arvid Valedis Simmons, Jr., wife and husband,** 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. 213 on the Final Plat, The Reserve at Stone Hall, Phase 1, Section 2D, Planned Unit Development, of record in Instrument No. 20141014-0094506, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete ad accurate legal description.

Being the same property conveyed to Jeffrey D. Sircy, an unmarried man and Bret A. Marchbanks, an unmarried man, by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, dated June 29, 2015, of record in Instrument No. 20150702-0064186, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plat of record in Instrument No. 20141014-0094506; restrictions of record in Instrument No. 20090310-0021482, Instrument No. 20090407-0031921, Instrument No. 20090515-0044929, Instrument No. 20090623-0058338, Instrument No. 20120202-0009628, Instrument No. 20120207-0011118 and Instrument No. 20161013-0108472; easement for water line of record in Book 4212, page 147 and Instrument No. 20060801-0093487; easement for right of way of record in Instrument No. 20090421-0036252; easement for sanitary sewers and/ or storm drainage of record in Instrument No. 20100720-0056497 and Instrument No. 20100720-0056521; easement agreement of record in Book 7292, page 968; easement for water mains of record in Instrument No. 20030328-0040734; Stormwater Detention Agreement of record in Instrument No. 20060809-0097670 and Instrument No. 20070730-0089806; private stormwater management facilities of record in Instrument No. 20090615-0055321; Agreed Order of record in Instrument No. 20100106-0001301; easement for conservation greenway of record in Instrument No. 20011024-0116287; Deed for flowage easement of record in Book 2244, page 399; all of record in the

Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4829 Medalist Circle, Hermitage, TN 37076

(House Number) (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.

Witness our hands this 18th day of August, 2017.

Jeffrey D. Sircy

Bret A. Marchbanks

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jeffrey D. Sircy and Bret A. Marchbanks, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 18th day of August, 2017.

Notary Public
My Commission Expires:

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

File No.: 25911