NEW OWNER:

Kendall K Simmons
Thomas Kane Simmons
2401A Middle Street
Nashville, TN 37208

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0467 KP

Part of 081-03-0-132.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170075703 DEEDWARR
Recvd: 08/30/17 10:52 2 pgs
Fees:13.00 Taxes:1109.63
20170830-0089165

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars ($299,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TBC DEVELOPMENT, A TENNESSEE LIMITED LIABILITY COMPANY**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **THOMAS KANE SIMMONS AND KENDALL K. SIMMONS, HUSBAND AND WIFE,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2401 Middle Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160505-0044798 and being shown on Plat attached thereto as Exhibit "B", 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 TBC Development, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Building Co. No. 7, Inc., a Tennessee Corporation of record in Instrument No. 20160608-0057905 Register's Office for Davidson County, Tennessee, dated June 03, 2016 and recorded on June 08, 2016.

Being IMPROVED property known as 2401A Middle Street Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 25th day of **August, 2017**.

TBC DEVELOPMENT, LLC
BY: JAMES M. BEACH, MEMBER

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, the within named JAMES M. BEACH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged himself to be the MEMBER of TBC DEVELOPMENT, LLC, the bargainor and that he as such MEMBER, executed the foregoing Warranty Deed for the purposes therein contained, by signing the name of the Limited Liability Company by himself as its MEMBER.

WITNESS my hand and official seal at office this 25th day of **August, 2017**.

NOTARY PUBLIC

My commission expires: 11/17/19

Kellie L Parsons
State of Tennessee Notary Public
Rutherford County
My Commission Expires November 17, 2019

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The actual consideration or value, whichever is greater, for this transfer is $ **299,900.00** .

AFFIANT

Sworn to and subscribed to before me this 25th day of **August, 2017**.

NOTARY PUBLIC

My commission expires: 10/19/18

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018