Bill Garrett Davidson County
Batch# 22909 DEEDWARR
11/06/2017 03:33:58 PM 3 pgs
Fees: $18.00 Taxes: $591.63
20171106-0114133

Box 26b
File No. 17-06-15498

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Karin Simmons and Scott Simmons	New Owners	Map and Parcel
656 Magnolia Lane		172020a01000co
Nashville, TN 37211		
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Woodland Falls Subdivision L. P., a Tennessee limited partnership (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Karin Simmons and Scott Simmons, wife and husband (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 10 on Myrtlewood Estates, Section 8, a Planned Unit Development, formerly Brentwood Oaks Expansion, of record in Instrument Number 20170918-0095179, said Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made to said instrument number for a more comprehensive legal description.

Being portion of the same property conveyed to Woodland Falls Subdivision, L.P., a Tennessee limited partnership by Warranty Deed from PHP Realty Company, L.P., a Tennessee limited partnership of record in Instrument Number 20070223-0022807, Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known Lot 10, Woodland Falls, Nashville, Tennessee 37205.

This conveyance is subject to the following:
1. Taxes for the year 2018 and subsequent years for Davidson County.
2. To all matters as disclosed on plat of record in Instrument Number 20170918-0095179, Register's Office for Davidson County, Tennessee.
3. Restrictions for Myrtle Estates, Section 8.
4. Easements of record in Book 6489, page 537; Book 7950, page 224; Book 7950, page 227, Instrument No. 19991222030625; Instrument No. 1999122220306126; Instrument No. 20080118-0006026 and Instrument No. 20080227-0018946, Register's Office for Davidson County, Tennessee.
5. Deed of Conveyance of record in Book 5691, page 548, Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $159,900.00.
(
(
(Subscribed and sworn to before me
(this 25th day of October, 2017.
(
(
(My Commission Expires: 5-6-19

Affiant

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and bind itself, it's successors, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 25th day of October, 2017.

WOODLAND FALLS SUBDIVISION L.P., A TENNESSEE LIMITED PARTNERSHIP

BY: _____
STEVE WILLIS, PARTNER

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 25 day of October, in the year 2017, before me the undersigned, personally appeared Steve Willis, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he is the partner of Woodland Falls Subdivision L.P., a Tennessee limited partnership, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said partnership for the purpose therein contained as partner.

My Commission Expires: 1-6-19

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC