Bill Garrett Davidson County
Batch# 27612 DEEDWARR
11/20/2017 09:28:57 AM 3 pgs
Fees: $18.00 Taxes: $362.60
20171120-0118635

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Michelle Boudinot 129 Moncrief Avenue Goodlettsville, TN 37072	Terry G. Simmons 907 Emily Drive Goodlettsville, TN 37072	018-16-0-172.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, TERRY G. SIMMONS and wife, ELAINE T. SIMMONS, each a resident of the State of Tennessee (collectively, "Grantor"), have bargained and sold, and by these present, transfer and convey unto MICHELLE BOUDINOT, a unmarried resident of the State of Tennessee ("Grantee"), her heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 129 Moncrief Avenue, Goodlettsville, Tennessee 37072. The Subject Property is conveyed to Grantee subject to (i) taxes which have been prorated, (ii) all restrictions of record, (iii) all easements of record, (iv) all visible easements, (v) all matters appearing on any plan of record, (vi) all right of ways, (vii) all riparian rights, and (viii) all applicable governmental and zoning regulations.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, her heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds themselves and their heirs to warrant and forever defend the title to the Subject Property to Grantee, her successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has hereunto set their signatures, this 17 day of November, 2017.

GRANTOR:

Terry G. Simmons
TERRY G. SIMMONS

Elaine T. Simmons
ELAINE T. SIMMONS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me JOSH HAWKINS, a Notary Public of said County and State, personally appeared TERRY G. SIMMONS and ELAINE T. SIMMONS, with each of whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, each acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 17 day of November, 2017.

JOSH HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

MY COMMISSION EXPIRES: DECEMBER 18, 2017

Notary Public

My Commission Expires: 12/18/17

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Ninety-Eight Thousand and 00/100 Dollars ($98,000.00).

Michelle Boudinot
MICHELLE BOUDINOT

Sworn to and subscribed before me, this 17 day of November, 2017.

JOSH HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

MY COMMISSION EXPIRES: DECEMBER 18, 2017

Notary Public

My Commission Expires: 12/18/17

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in the 10th Civil District of Davidson County, Tennessee, described as follows:

SITUATED in the town of Goodlettsville, Tennessee, located on the north side of Moncrief Avenue, beginning at a point, the southwest corner of land owned by Everett McCoin (formerly T. L. Hardcastle) running westerly with the margin of Moncrief Ave., 75 feet more or less to the corner of Graves; thence North with Graves Street 150 feet more or less to south west corner of S. H. Wilhoite; thence with his south boundary line 75 feet more or less to Everett McCoin's north west corner; thence with McCoin's west boundary line 150 feet more or less to the beginning.

BEING the same property conveyed to TERRY G. SIMMONS AND WIFE, ELAINE T. SIMMONS, by deed from MARY B. MORSETTE AND WILLIAM A.PERRY, CO-EXECUTORS OF THE ESTATE OF JOHN H. COLE, of record in Instrument No. 20000725-0073592, dated July 24, 2000, said Register's Office.