This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Bill Garrett Davidson County
Batch# 34395 DEEDWARR
12/07/2017 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $55.13
20171207-0124874

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 14,900.00.

Affiant Signature

Subscribed and sworn to before me on this the 28th day of August, 2017.

Notary Public

My Commission expires 3 / 13 / 21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Richard Simmons
Cecilia Simmons
8027 Jackman Lane
Joelton, TN 37080-8850
SEND TAX BILLS TO:
NEW OWNER
MAP AND PARCEL NUMBER: Tax ID #: 00900020900.

WARRANTY DEED

17NT00416

Effective the 28th day of August, 2017, and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

THOMAS TOBITT AND WIFE, CAROLYN TOBITT

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

RICHARD SIMMONS AND WIFE, CECILIA SIMMONS

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 2 on the Plan of Goodman Subdivision, as shown of record in Book 8250, Page 594, Register's Office for Davidson County, Tennessee, and being more particularly described according to the survey of Frank V. Neeley, Registered Land Surveyor, State of Tennessee, License No. 1493, dated 10 June 1996, as follows, to-wit:

Beginning at a point on the Westerly margin of Jackman Road, common corner with Lot No. 1, thence along the Westerly margin of Jackman Road along a curve having a radius of 165.66 feet, 63.22 feet to an iron pin set; thence, continuing along the Westerly margin of Jackman Road in a Northerly direction and along a curve having a radius of 352.92 feet, 165.96 feet to an iron pin set; thence continuing along the Westerly margin of Jackman Road along a curve having a radius of 307.15 feet in a Westerly direction, 281.35 feet to an iron pin set; thence, continuing along the margin of Jackman Road, North 69 degrees, 10 minutes 05 seconds West, 53.24 feet to an iron pin set; thence, leaving the margin of Jackman Road and along the common boundary with Lot No. 3, South 20 degrees, 49 minutes 54 seconds West, 197.06 feet to an iron pin set; thence, along the common boundary with Lot No. 1, South 37 degrees 16 minutes 53 seconds East, 278.81 feet to an iron pin set; thence, continuing along the common boundary with Lot No. 1, South 75 degrees 06 minutes 24 seconds East, 150.97 feet to an iron pin, the point of beginning, and containing 2.00 acres, more or less.

Being the same property conveyed to Thomas Tobitt and wife, Carolyn Tobitt, by \Warranty Deed from Ricky W. Goodman, unmarried, dated 06/25/2008 and recorded 06/27/2008 at Document No. 20080627-0066599, Register's Office for Davidson County, TN.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS:
8027 Jackman Road, Joelton, TENNESSEE 37080

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 28th day of August, 2017.

Thomas Tobitt

State of Tennessee}
County of Davidson}

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Thomas Tobitt, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this 28th day of August, 2017.

Notary Public

My commission expires: 5/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Carolyn Tobitt

State of Tennessee}
County of Davidson}

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Carolyn Tobitt, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this 28th day of August, 2017.

Notary Public

My commission expires: 5/13/21

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

Certificate of Authenticity

I, Edward A. Cooper, 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 Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18

Notary's Seal (If on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY