Bill Garrett Davidson County
Batch# 52605 DEEDWARR
01/29/2018 11:25:03 AM 2 pgs
Fees: $13.00 Taxes: $1,145.15

20180129-0008948

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$309,500.00**

Nola Simmons by Amy Simmons Attorney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25 DAY OF JANUARY, 2018.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS M. BUTLER, ET UX	Navy Federal Credit Union	**155-07-0A-006.00CO**
(NAME)	(NAME)	
7168 FORREST OAKS DRIVE	820 Follin Lane	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	Vienna VA 22180	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **I, NOLA SIMMONS, A WIDOW,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS M. BUTLER AND LISA K. BINKLEY, HUSBAND AND WIFE,** 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. 8 on the Plan of Poplar Creek Estates, Phase III, Section A, of record in Plat Book 7900, Page 696 and revised in Plat Book 9700, page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nola Simmons, a widow, from Poplar Creek Development Co., by deed dated December 27, 1994, of record in Book 9573, Page 388, said Register's Office.

See Durable Financial Power of Attorney for Nola Simmons being recorded simultaneously herewith of record in Instrument No. 20180129-0008947, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 7900, Page 696, Revised in Book 9700, Page 122; Charter of Poplar Creek Estates Homeowners' Association of record in Book 7120, Page 125; Declaration of Covenants, Conditions, and Restrictions of record in Book 6662, Page 433, Book 6804, Page 536, Book 6987, Page 966, Book 7964, Page 33, and Book 9472, Page 824; Open Space of record in Instrument No. 20011017-0113305; and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **7168 FORREST OAKS DRIVE, NASHVILLE, TN 37221**
(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; 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 my hand this 25 day of January, 2018.

Nola Simmons by Gary Simmons Atty of fact

NOLA SIMMONS
By: Gary Simmons, her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25 day of January, 2018, before me personally appeared **Gary Simmons, Attorney in Fact for Nola Simmons**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Nola Simmons**, and who acknowledged that he executed the same as the free act and deed of **Nola Simmons**.

Witness my hand and official seal at office this 25 day of January, 2018.

My commission expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public