STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF January, 2018.

Notary Public
MY COMMISSION EXPIRES: 4.18.21
File No. G18-0749D

KELLY DORSEY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Bill Garrett Davidson County
Batch# 53777 DEEDWARR
02/01/2018 11:12:36 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20180201-0010332

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mark Simmons and Jennifer Larson (NAME)	NEW OWNER (NAME)	095-12-0-012.00
2518 Woodberry Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Robin Disney, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Simmons, an unmarried man, and Jennifer Larson, an unmarried woman, as joint tenants with the right of survivorship** 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. 18 on the plan of WOODBERRY PARK, as shown by plat of record in Plat Book 2133, Page 117-119, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the North margin of Woodberry Drive, at the corner Lots 17 and 18; thence Northwestwardly with the line between the lots, 147.8 feet to a point; thence North 34°16' East 72 feet; thence North 20°00' East 26 feet to a point; thence with the line between lots 18 and 20, Eastwardly 53.3 feet to a concrete monument, the Northwest corner of Lot 19; thence with the line between Lots 18 and 19, Southeastwardly 155 feet to a point in the North margin of Woodbury Drive; thence with the margin of the same, and the curve of the same, Southwestwardly 78 feet to the beginning.

Being the same property conveyed to Herman N. Lorance and wife, Helen T. Lorance from Bobby E. Herald and wife, Dorothy E. Herald by Deed dated January 2, 1971, and as of record in Book 4471, page 586, said Register's Office. The said Helen T. Lorance having since died January 16, 2004 leaving the subject property vested in Herman N. Lorance as the surviving tenant by the entirety. Herman N. Lorance having since died testate February 8, 2010. Pursuant to the Last Will and Testament of Herman N. Lorance probated under Case No. 10P-386 in the Circuit Court of Davidson County, Tennessee, the subject property was devised to Robin C. Disney. See also Affidavit of Inheritance of record in Instrument No. 20101018-0083292, said Register's Office.

Jimmy Disney joins in the conveyance to convey any marital interest he may have in said property.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2133, page 117-119, Register's Office for Davidson County, Tennessee.
2. Restrictions as recorded in Book 2297, page 194, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewers and/or storm drainage as recorded in Book 4904, page 984, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2518 Woodberry Drive, Nashville, TN 37214.

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, unless otherwise herein set out, 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. Whenever 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/our hand(s) this 30th day of January, 2018.

Robin Disney — January 30, 2018 Date

Jimmy Disney — **January 30, 2018** **Date**

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robin Disney and Jimmy Disney the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of January, 2018.

My Commission Expires: 6/22/21

Notary Public

Preston D Matthews State of Tennessee Notary Public Sumner County

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066