NEW OWNER:

Ben Simmons
2703 Jenkins Street
Nashville, TN 37208

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 18-0050 MJ

081-06-0-145.00

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 62332 **DEEDWARR**
02/26/2018 10:43:07 AM 4 pgs
Fees: $23.00 Taxes: $455.10

20180226-0017735

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twenty-Three Thousand and 00/100 Dollars ($123,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **LAURA CARTER and CARLOS HOLDER, SR., EXECUTORS OF THE ESTATE OF MARIE NANCE** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **BENJAMIN SIMMONS, A SINGLE MAN** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 17th day of **February, 2018**.

ESTATE OF MARIE NANCE

Laura Carter, Executor

BY: LAURA CARTER, Executor

Carlos Holder Sr. executor

BY: CARLOS HOLDER, SR., Executor

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, personally appeared **LAURA CARTER**, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the **EXECUTOR** of the **ESTATE OF MARIE NANCE** the within named bargainor, and that she as **EXECUTOR**, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office this 17th day of **February, 2018**.

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 9-8-2020

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, personally appeared **CARLOS HOLDER, SR.**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **EXECUTOR** of the **ESTATE OF MARIE NANCE** the within named bargainor, and that he as **EXECUTOR**, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office this 17th day of **February, 2018**.

BRITTANY T. DUGGER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 9-8-2020

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The actual consideration or value, whichever is greater, for this transfer is $ 123,000.00 .

AFFIANT

Sworn to and subscribed to before me this 17th day of **February, 2018**.

NOTARY PUBLIC

My commission expires: 6-30-2019

April G. Nichols State of Tennessee Notary Public Williamson County

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Section Two, Cumberland Gardens of record in Plat Book 2854, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James S. Nance et ux Marie A. Nance, as tenants by the entirety by Warranty Deed from A.P. Johnson, Sr., et ux Sadie Ruth Johnson of record in Book 6089, page 950, Register's Office for Davidson County, Tennessee, dated July 5, 1983 and recorded on July 7, 1983.

Being the same property conveyed to Marie A. Nance by Quitclaim Deed from James S. Nance of record in Book 11189, page 13, Register's Office for Davidson County, Tennessee, dated September 8, 1995 and recorded on November 4, 1998. Marie A. Nance passed away on October 8, 2014, leaving her two children Laura Carter and Carlos Holder, Sr. as her only surviving heirs.

Being also known as 2703 Jenkins Street Nashville, Tennessee 37208.