

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this 29th day of March, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 75574 DEEDWARR
04/02/2018 03:08:48 PM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20180402-0030602

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jason A. Hall 5421 Incline Drive Nashville, TN 37211	GENEVA FINANCIAL LLC 1018 E GUADALUPE ROAD TEMPE, AZ 85283	172-06-0A070.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Lakisha Stewart Simmons, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Jason A. Hall and Shannon B. Hall, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Final Plat of Mountain View, Section 2 of record in Plat Book 9700, Page (s) 656 and 657, 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 Lakisha Simmons and husband, Christopher Simmons by Warranty deed from William David King, unmarried and Nichole Roberts King, unmarried of record in Instrument No. 20160503-0043327 Register's Office for Davidson County, Tennessee.

Said property being further conveyed by Quitclaim Deed from Christopher Bernard Simmons to Lakisha Stewart Simmons of record in Instrument No. 20180402-0030601, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 5421 Incline Drive, Nashville, Tennessee 37211

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. 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/our hand(s) this 29th day of March, 2018.

Lakisha Stewart Simmons

Lakisha Stewart Simmons

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Lakisha Stewart Simmons with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 29th day of March, 2018.

Notary Public

My Commission Expires: 6/22/20

Judy S. Wells
State of Tennessee Notary Public
Williamson County