Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0910

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of June, 2018

Notary Public
Commission Expires: 12/15/21

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Bill Garrett Davidson County
Batch# 103452 DEEDWARR
06/12/2018 11:31:00 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20180612-0056358

Address of New Owner	Send Tax Bills To:	Map & Parcel
Abbey Jennelle Seitel 8210 Persia Way Nashville, TN 37211-7077	InterLinc Mortgage Services, LLC, Its Sucessors and/or Assigns, A.T.I.M.A. 10613 W Sam Houston Pkwy N Ste 200 Houston, TX 77064	172-12-0D-488.00-CO

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/WE,

Jeffrey S. Simmons, married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Abbey Jennelle Seitel, unmarried woman

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. 534 on the Plan of Final Plat of Subdivision Plat Town Center Homes at Lenox Village Section III of record in Plat at Instrument No. 20060118-0006550, 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 Jeffrey S. Simmons, an unmarried man by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20060714-0085230 Register's Office for Davidson County, Tennessee, dated July 12, 2006 and recorded on July 14, 2006.

Jeffrey S Simmons having since married to Sarah Simmons.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8210 Persia Way, Nashville, TN 37211-7077.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of June, 2018.

Jeffrey S. Simmons

Sarah Simmons

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Jeffrey S. Simmons and Sarah Simmmons

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 at Nashville, Tennessee this 4th day of June, 2018.

Notary Public

My Commission Expires: 5 6 19

(Notary Seal)

K. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.