WARRANTY DEED

Bill Garrett Davidson County
Batch# 106450 **DEEDWARR**
06/19/2018 11:59:06 AM 2 pgs
Fees: $13.00 Taxes: $1,331.26

20180619-0058918

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-07-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0442

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Barbara Coles and Anthony N. Coles, wife and husband	Ascend Federal Credit Union	#098130C04900
(NAME) 1404 Johns Meadows Cove	(NAME) P.O. Box 1210	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Tullahoma, TN 37388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifty-Nine Thousand Eight Hundred And No/100 Dollars ($359,800.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROGER N. SIMMONS AND DONNA E. SIMMONS, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BARBARA COLES AND ANTHONY NEIL COLES, WIFE AND HUSBAND,

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. 29 on the Plan of The Meadows of Seven Points, Section Two, a Planned Unit Development, of record as Instrument No. 20010726-0079443, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Roger N. Simmons and Donna E. Simmons, husband and wife, by deed from Melissa Eads, unmarried, of record in Instrument 20140922-0086641, dated September 19, 2014, Register's Office for said County.

This conveyance is subject to Restrictions and By-Laws of record in Book 11670, Page 822, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20010726-0079443, said Register's Office; (3) Storm Water Detention Agreement in Instrument 20010626-0067703, said Register's Office; (4) Landscape Easement of record in Book 11738, Page 776, said Register's Office.

The signature of Roger N. Simmons and Donna E. Simmons is signed by his/her duly appointed Attorney-in-Fact, Scott Seaman, pursuant to the Power of Attorney of record in Instrument 20180619-0058917, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1404 Johns Meadows Cove, Hermitage, TN 37076
(House No.) (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, 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 our hands this 18th day of June, 2018.

Roger N. Simmons
By: Scott Seaman, Attorney-in-Fact

Donna E. Simmons
By: Scott Seaman, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Scott Seaman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Roger N. Simmons and Donna E. Simmons, as his/her Attorney-in-Fact, as the free act and deed of the within named Roger N. Simmons and Donna E. Simmons.

Witness my hand and official seal this 06/18/2018.

My Commission Expires: 7.2.18

Notary Public

