WARRANTY DEED

Bill Garrett Davidson County
Batch# 126906 DEEDWARR
08/09/2018 11:54:15 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20180809-0078598

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Elaine P. Williamson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 7-24-22

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division, ,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
John J. Simonetti	New Owner	096-09-0B-029.00
(NAME)	(NAME)	
3058 Whitland Crossing Drive	1795 Northcross Place South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Collierville TN 38015	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, I Janice K. Staggs, Trustee of the Billie B. Roney, Irrevocable Living Trust hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto John J. Simonetti and Carolyn E. Simonetti , husband and wife, hereinafter called the GRANTEE(S), their 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. 3058, Donelson's Place, a Horizontal Property Regime, filed as Exhibit B to and established by the Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20070703-0079564 as amended in Instrument Nos. 20070712- 0083113, 20070816-0098067 & 20101026-0085599, Scrivener's Affidavit of record in Instrument No. 20101112-0091023 and in Instrument No. 20171013-0105416, Register's Office for said County, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Bille B. Roney, Irrevocable Living Trust, Janice K. Staggs, Trustee by Special Warranty Deed from Renasant Bank, dated 06/02/2011, recorded 06/03/2011, of record in Instrument No. 20110603-0042539, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Instrument No. 20070703-0079564, Amendment to Declaration of record in Instrument No. 20171013-0105416, First Amendment to Declaration of record in Instrument No. 20070712-0083113, Second Amendment to Declaration of record in Instrument No. 20070816-0098067, Third Amendment to Declaration of record in Instrument No. 20101026-0085599, Scrivener's Affidavit - Third Amendment to Declaration of record in Instrument No. 20101112-0091023, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument No. 20070302-0025663, in the Register's Office for Davidson County, Tennessee. Boundary Plat of record in Instrument No. 20060531-0063577, in the Register's Office for Davidson County, Tennessee. Revision Boundary Plat of record in Instrument No. 20070430-0051183, in the Register's Office for Davidson County, Tennessee. Charter contained in Articles of Incorporation of Donelson's Place Owners' Association Inc., of record in Instrument No. 20070703-0079444, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 3058 Whitland Crossing Drive, Nashville, TN 37214

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 hands this 6th day of August, 2018

Billie B. Roney, Irrevocable Living Trust:

Janice K. Staggs, Trustee

Janice K. Staggs, Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janice K. Staggs with whom I am personally acquainted and who proved herself to be the Trustee of The Billie B. Roney, Irrevocable Living Trust, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal this 6th day of August, 2018.

Marilyn C. Newman

Notary Public:
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122