Karen Y Johnson Davidson County
Batch# 152288 DEEDWARR
10/18/2018 08:43:35 AM 2 pgs
Fees: $13.00 Taxes: $758.50
20181018-0103264

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
Bartolo Raymundo Primero, et ux 204 Cindy Place Goodlettsville, Tennessee 37072	Same	033-08-0-036.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JIMMY T. SIMMONS, a single person**, has this day bargained and sold, and does hereby transfer and convey unto the said **BARTOLO RAYMUNDO PRIMERO and wife, ANTONIA MIRANDA RODRIGUEZ**, their successors, and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 185, as shown on the map entitled Gatewood, Section 1, of record in Book 3300, pages 47-52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JIMMY T. SIMMONS AND WIFE, MICKY B. SIMMONS, by deed from EVERETT W. COOK AND WIFE, MARTHA COOK, of record in Book 4204, page 696, dated January 10, 1968, said Register's Office. The said Micky B. Simmons having since died on or about February 14, 2015, leaving Jimmy T. Simmons the surviving tenant by the entirety.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $205,000.00.
Subscribed and sworn to before me,
this 5 of October, 2018.
My Commission Expires: 12/23/2020

Affiant

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 5 day of October, 2018.

JIMMY T. SIMMONS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **JIMMY T. SIMMONS,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 5 day of October, 2018.

NOTARY PUBLIC

My Commission Expires: 12/23/2020

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY