WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155439 DEEDWARR
10/31/2018 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,153.90
20181031-0107777

File No. TE0004372

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,865.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2020

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Chiofolo	Sierra Pacific Mortgage Co	070-08-0-016.00
(NAME)	(NAME)	
814 West Trinity Lane	1180 Iron Point Rd, ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207	Folsom CA 95630	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Simons Properties, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Chiofolo, unmarried,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land situated in the 2nd Council District of Davidson County, Tennessee, generally located south of and adjacent to West Trinity Lane, East of Old Buena Vista Road, and West of Free Silver Road, North of Youngs Lane, and being more particularly described as follows:

Beginning at an iron rod (new) in the southerly right-of-way of West Trinity Lane, (a variable right-of-way), being the northeast corner of the Judy Lynn (Turner) Francis and Francis property (QC-20100128 0007271), and having Tennessee State Plane Coordinates of 682980.81, Easting 1732976.67; Thence, leaving said Francis property with the southerly line of said West Trinity Lane right-of-way, South 88 degrees 51 minutes 53 seconds East for a distance of 53.90 feet to an iron rod (new), being the northwest corner of the Metro Government property (DB-20000313 0025685); Thence, leaving said right-of-wav and with the westerly line of said Metro Government property, South 31 degrees 20 minutes 19 seconds West for a distance of 113.13 feet to an iron rod (new) in the northerly line of Amir Karshenas property (CR-20130826 0089690), being the southwest corner of said Metro Government property; Thence, leaving said Metro Government property and with said Karshenas property, north 58 degrees 01 minutes 29 seconds west for a distance of 10.41 feet to concrete monument with disc in the easterly line of said Francis property; Thence, leaving said Karshenas property and with the easterly line of said Francis property, North 08 degrees 30 minutes 00 seconds East for a distance of 93.20 feet to the point of beginning, and containing 3,080 square feet or 0.070 acres, more or less, all according to the survey of Chris L. Vandegrift, Registered Land Surveyor, License Number 2585, 1700 Hayes St #301, Nashville, TN 37203.

Being the same property conveyed to Simons Properties, LLC by Warranty deed from James L. Gill of record in Instrument No. 20160725-0076536 Register's Office for Davidson County, Tennessee, dated July 25, 2016 and recorded on July 25, 2016. (Value of consideration shown in aforementioned deed $27,000.00.) Also see Quitclaim deed for purposes of conveying the re-surveyed description of record in Instrument No. 20161129-0124494, in said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 814 West Trinity Lane, Nashville, TN 37207

(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 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 hand this 30th day of October, 2018.

Simons Properties, LLC

By: Edward Gasser, Treasurer

By: John Rankin, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Edward Gasser, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Treasurer of Simons Properties, LLC, a Tennessee LLC, the within named bargainor, and that he as such Treasurer, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Treasurer.

Witness my hand this 30th day of October, 2018.

Notary Public
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared John Rankin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Secretary of Simons Properties, LLC, a Tennessee LLC, the within named bargainor, and that he as such Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Secretary.

Witness my hand this 30th day of October, 2018.

Notary Public
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

RETURN RECORDED DOCUMENTS TO:

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY