Karen Y Johnson Davidson County
Batch# 162162 **DEEDWARR**
11/19/2018 09:45:41 AM 2 pgs
Fees: $13.00 Taxes: $2,382.80

20181119-0113474

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $644,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of November, 2018.

Notary Public

My commission expires: May 9, 2021

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
James C. Ward	New owner	**130-01-0-75.00**
114 Lafayette Court		
Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Steven G. Simmons and Brenna T. Simmons, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

James Craig Ward, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 29 and 30 of Block 3 on the Plan of Courts of Belle Meade of record in Plat Book 547, Page 141, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SAID Lot 29 and 30 of Block 3 fronts and adjoin together 60 feet on the Westerly margin of Lafayette Court and extends back between parallel lines 145 to a dead line in the rear.

BEING the same property conveyed to Steven G. Simmons and Brenna T. Simmons, married by Warranty deed from Michael William Butts of record in Instrument No. 20061207-0151587 Register's Office for Davidson County, Tennessee, dated December 06, 2006 and recorded on December 07, 2006.

This is improved unimproved property known as **114 Lafayette Court, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of November, 2018.

Steven G. Simmons

Brenna T. Simmons

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Steven G. Simmons and Brenna T. Simmons, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 15th day of November, 2018.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 18-001397-528

SP 11/2015