This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $365,000.00.

Affiant

Subscribed and sworn before me this the 19 day of November, 2018.

Notary Public
My commission expires:

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 01/18/22

Karen Y Johnson Davidson County
Batch# 164384 **DEEDWARR**
11/21/2018 11:17:13 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20181121-0114596

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Cassidy J. Blair 8352 Saint Danasus Dr. Nashville, TN 37211	Iberiabank Mortgage 12719 Cantrell Road, Ste. 200 Little Rock, AR 72223	173-09-0A 267.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, LAURI M. SIMS, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CASSIDY J. BLAIR, AN UNMARRIED WOMAN AND ROMANA KAY NANCE AND KYLE DEANE NANCE, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 212 on the Plan of Lenox Village, Phase "E", a Planned Unit Development, as of record in Instrument No. 20040109-0003952, 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 Lauri M. Sims (former wife of Greg Sims) by deed from Greg Sims (former husband of Lauri M. Sims), dated 06/26/2018, of record in Instrument No. 20180718-0069902, said Register's Office.

Also being the same property conveyed to Greg Sims and Lauri M. Sims, husband and wife, by deed from Signature Properties, LLC, a Tennessee limited liability company, dated 06/27/2005, of record in Instrument No. 20050630-0075176, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8352 Saint Danasus Dr., Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

LRS by KMW, ATT

Witness my hand this the 19th day of November, 2018.

Lauri M Sims by Kathleen Mercer Niznik as attorney in fact

Lauri M. Sims
BY: Kathleen Mercer-Niznik as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 19th day of November, 2018, before me, the undersigned Notary Public in and for said County and State, personally appeared Kathleen Mercer-Niznik with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lauri M. Sims by Specific POWER OF ATTORNEY dated October 30, 2018, and who acknowledged that he executed the same as the free act and deed of Lauri M. Sims

Witness my hand and official seal this 19th day of November, 2018.

My commission expires: 9-6-22

Notary Public

DAVIDSON COUNTY BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC