Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1124

Karen Johnson Davidson County
Batch# 217763 DEEDWARR
04/15/2019 10:23:08 AM 2 pgs
Fees: $13.00 Taxes: $2,904.50
20190415-0034035

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barton Simmons and Hayley Simmons, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Laura Armstrong and Keane Barger, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Unit B of Primrose Townhomes, a horizontal property regime with private elements, described in Master Deed of record in Inst. No. 20150123-0006750 and amended in Inst. No.20160107-0001627, said units being situated on Lot No. 11 of Block "C" on the Map of Belmont Terrace, Annex No. 4, of record in Book 974, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Barton Simmons and Hayley Simmons, husband and wife, by deed from McDowell Development, LLC, a Tennessee limited liability company, dated March 29, 2016, of record in Inst. No. 20160330-0030171, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2935 Primrose Circle, Nashville, TN 37212.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 12th day of April, 2019.

Barton Simmons

Hayley Simmons

State of Tennessee)
County of Davidson)

On this 12th day of April, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Barton Simmons and Hayley Simmons, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 785,000.00.

Affiant

Sworn and subscribed before me on this the ~~12th day of April~~, 2019.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 8, 2022

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Laura Armstrong 2935 Primrose Circle Nashville, TN 37212	owner	117-04-0X-002.00