WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE DOE NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

Y-C-19-1205

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Carlos A. Serrano	**New Owner**	
(NAME)	Karen Johnson Davidson County Batch# 233296 **DEEDWARR** 05/22/2019 03:20:38 PM 2 pgs Fees: $13.00 Taxes: $876.90	**150-09-0A-121.00-CO**
1205 Curran Ct		
(ADDRESS)	20190522-0048605	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CI	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL KYLE SIMMONS AND JENNIFER AMANDA EARLES NKA JENNIFER AMANDA SIMMONS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARLOS A. SERRANO, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 275 on the Plan of Forest View Park, Section VIII of record in Plat Book 6900, Page 633, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Kyle Simmons, unmarried and Jennifer Amanda Earles, unmarried, as joint tenants with rights of survivorship by Warranty deed from Jeremy Nordmoe and wife, Janell Nordmoe of record in Instrument No. 20090507-0042165 Register's Office for Davidson County, Tennessee, dated April 30, 2009 and recorded on May 07, 2009.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 633, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7079, Page 472, Book 7075, Page 790 and Declaration of Annexation of Section VIII of record in Book 7522, Page 905, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7079, Page 492, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7414, Page 319, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement of record in Book 4607, Page 484, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7640, Page 534, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed as to Open Space of record in Book 8083, Page 804, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for Sanitary Sewer Lines of record in Book 8204, Page 227, in the Register's Office for Davidson County, Tennessee.
- Gas Easements of record in Book 3463, Page 126, Book 2244, Page 13, Book 437, Page 24 and Book 3852, Page 679, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for Water Main Lines of record in Book 8204, Page 276, in the Register's Office for Davidson County, Tennessee.
- Grant of Transmission Line Easement of record in Instrument Number 20020911-0110966, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20030805-0111094 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1205 Curran Ct, Antioch, Tennessee 37013**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 17th DAY OF MAY, 2019.

Michael Kyle Simmons

Jennifer Amanda Simmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL KYLE 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER AMANDA 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212