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

39-B
File #19-1192

Karen Johnson Davidson County
Batch# 238278 DEEDWARR
06/04/2019 09:27:28 AM 2 pgs
Fees: $13.00 Taxes: $5,365.00

20190604-0052984

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 **Kyle William Simmons and Angela Malone Simmons, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Tyler Williams and Sarah Helen Walor, husband and wife,** 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:**

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 91 on the Plan of Montrose Place, of record in Plat Book 57, Page 93, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 91 fronts 50.0 feet on the Southerly margin of Gilmore Avenue, and runs back with the Westerly margin of 9th Avenue South (formerly Duke Street), 160.0 feet to an alley, measuring 50.4 feet thereon.

Being the same property conveyed to Kyle William Simmons and Angela Malone Simmons, husband and wife by Warranty Deed from MRSF1, LLC, a Texas Limited Liability Company, of record in Instrument No. 20161110-0119139, Register's Office for Davidson County, Tennessee, dated November 04, 2016 and recorded on November 10, 2016.

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: 901 Gilmore Ave., Nashville, TN 37204.

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 3rd day of June, 2019.

Kyle William Simmons

Angela Malone Simmons

State of Tennessee)
County of Davidson)

On this 3rd day of June, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kyle William Simmons and Angela Malone 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

ANGELA POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,450,000.00.**

Affiant

Sworn and subscribed before me on this the 3rd day of June, 2019.

Notary Public

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

My Commission Expires:

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Robert Tyler Williams 901 Gilmore Ave. Nashville, TN 37204	New Owner	118-01-0-295.00