WARRANTY DEED

Karen Johnson Davidson County
Batch# 246429 **DEEDWARR**
06/20/2019 03:08:35 PM 2 pgs
Fees: $13.00 Taxes: $684.50

20190620-0059772

SUSAN MAGNUSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2020

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of May, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/20/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Dalena Robinson	Nations Direct Mortgage	060 09 0 001.00
(NAME)	(NAME) 5 Hutton Centre Dr.	
2750 Old Matthews Rd	Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Santa Ana CA 92707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Deloris A. Simmons, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dalena L. Robinson, a married woman,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in 13th Civil District Annexed (Formerly 12th Civil District) of Davidson County, Tennessee, Being Lot No. 127 on the Plan of Trinity Hills Village, Sec. II, First Addition, as of record in Book 4460, Pages 45 and 46, Register's Office of Davidson County, Tennessee, to which plat reference is here made for a more particular description of said lot.

Being the same property conveyed to Deloris A. Simmons, unmarried by Warranty Deed from Jones Homes, Inc., a Tennessee Corporation dated September 27, 1973 and recorded October 4, 1973 in Book 4752, Page 480, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2750 Old Matthews Rd, Nashville, TN 37207

File Number: GRN-1902845SSO

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 and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 24th day of May, 2019

Deloris A. Simmons

Deloris A. Simmons

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Deloris A. Simmons, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of May, 2019.

Notary Public

My Commission Expires: 7-26-21

(SEAL)



File Number: GRN-1902845SSO