Karen Johnson Davidson County
Batch# 262486 DEEDWARR
07/26/2019 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,220.63
20190726-0073600

WARRANTY DEED

LAURA JANE SHOUN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$329,900.00.**

Affiant

Subscribed and sworn to before me this 25 day of July, 2019.

Notary Public
My Commission expires: 4/14/2020

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Bernard H. Mimms	SunTrust Bank	032-15-0-026.00
105 Grandville Court	901 Semmes Avenue	
Nashville, TN 37207	Richmond, VA 23224	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Pamela B. Simmons and Integricraft Construction, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Bernard H. Mimms and Laura A. Mimms, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 7 on the Plat of Grande Villa, Section I, of record in Book 4675, page 30, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 7 fronts 161.64 feet on the South margin of Grandville Court and extends back 360.44 feet on the west line and 286.15 feet on the East line to the line on the rear which is a broken line on which it measures 414.44 feet.

Being the same property conveyed to Pamela B. Simmons and Integricraft Construction, LLC, a Tennessee limited liability company, by deed from Bernice L. Saunders, on April 19, 2019, of record in Instrument Number 20190422-0036858, Register's Office for Davidson County, Tennessee.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 4675, page 30, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4750, page 533, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7663, page 636, Register's Office for Davidson County, Tennessee.

This is improved property known as: **105 Grandville Court, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 25, 2019.

Pamela B. Simmons

Pamela B. Simmons

Integricraft Construction, LLC

By Tim Davis, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Pamela B. Simmons,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 25, 2019

My commission expires 6/14/2020

Notary Public

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Tim Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member ofIntegricraft Construction, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member

WITNESS my hand and seal at office the day and year above written.

My Commission Expires: 6/14/2020

NOTARY PUBLIC

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 12/14/2030

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY