Karen Johnson Davidson County
Batch# 276179 DEEDWARR
08/26/2019 08:46:11 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20190826-0085257

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

39-B
File #19-1253

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

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 **Laurin Simmons, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Danielle Summers, a single woman**, 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 Lot No. 203 on the Plan of Subdivision of River Trace Estates, Phase I, Section 3 of record in Plat Book 6900, Page 615, 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 Laurin Simmons, unmarried by Warranty deed from Robert William Bearden and wife, Patricia Gayle Bearden of record in Instrument No. 20030728-0104680 Register's Office for Davidson County, Tennessee, dated June 25, 2003 and recorded on July 28, 2003.

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: 2753 Riverbend Drive, Nashville, TN 37214

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 23rd day of August, 2019.

Laurin Simmons

State of Tennessee)
County of Davidson)

On this 23rd day of August, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Laurin 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 Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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: $ 230,000.00.

Affiant

Sworn and subscribed before me on this the 23rd day of August, 2019.

Notary Public

My Commission Expires: 10/24/20

MICHELE MAZZANTI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NEW OWNER:
Danielle Summers
2753 Riverbend Drive
Nashville, TN 37214

RESPONSIBLE FOR TAX PAYMENT:
CapStar Bank
2002 Richard Jones Rd.
Ste 300 A0
Nashville, TN 37215

TAX MAP-PARCEL #:
062-02-0A-195.00-CO