WARRANTY DEED

Karen Johnson Davidson County
Batch# 287271 DEEDWARR
09/18/2019 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,380.10
20190918-0094387

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $373,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of September, 2019.

Notary Public

My commission expires: 4-17-23

(AFFIX SEAL)

GREGORY D. VAUGHN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
T. Paul Gonsoulin Anne Gonsoulin	New Owner	Map 170-03-0-B Parcel 035.00co
656 Magnolia Lane		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Scott Simmons and wife, Karin Simmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anne Gonsoulin and Thomas Paul Gonsoulin, wife and husband

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 Davidson County, Tennessee, being Lot No. 35 on the Plan of The Woodlands, Phase 2, A Planned Unit Development, of record in Plat Book 6900, Page 635, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Scott Simmons and wife, Karin Simmons, by Deed dated July 5, 2007 from Marie Y. Dal Pra, unmarried, of record in Instrument No. 20070713-0083372, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 6900, Page 635, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Sanitary Sewers and/or Storm Drainage Easement of record in Book 6710, Page 495 and Book 7091, Page 428, Registers Office for Davidson County, Tennessee. (3) All matters shown on the Boundary Plat in Book 6900, Page 497, Register's Office for Davidson County, Tennessee. (4) Easements granted to the State of Tennessee in the Deed in Book 7917, Page 422, Register's Office for Davidson County, Tennessee. (5) Storm Water Detention Agreement in Book 7336, Page 3, Register's Office for Davidson County, Tennessee. (6) Conveyance of Common Area to The Woodlands Homeowners' Association of record in Book 8472, Page 310, said Register's Office. (7) Deeds of Conveyances for water and sewer mains of record in Book 8541, Page 241 and Book 8541, Page 247, said Register's Office. (8) Declaration of Covenants, Conditions and Restrictions for The Woodlands, of record in Book 7334, Page 109 and in Book 7408, Page 250, amended in Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, Book 8634, Page 224, and Re-Recorded in Book 8643, Page 675, Register's Office for Davidson County, Tennessee. (9) By-Laws of The Woodlands Homeowners' Association, Inc., of record in Book 7334, Page 149 and in Book 7408, Page 289, Register's Office for Davidson County, Tennessee. (10) Charter of The Woodlands Homeowners' Association of record in Book 8454, Page 246, said Register's Office. (11) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as 656 Magnolia Lane, Nashville, TN 37211

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 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 my/our hand(s) this 12th day of September, 2019.

Scott Simmons

Karin Simmons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Scott Simmons ~~and Karin Simmons~~**, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **12th** day of **September, 2019.**

Notary Public

My Commission Expires: 10-29-19

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Karin Simmons, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of September, 2019.

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, John W. Bishop, 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 Tennessee

County of Williamson

Personally appeared before me, Emily Betts, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

Notary's Seal (If on paper)

EMILY BETTS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR 9, 2023

201902150014360

201909180094387