Karen Johnson Davidson County
Batch# 297243 DEEDWARR
10/07/2019 11:42:02 AM 2 pgs
Fees: $13.00 Taxes: $832.50
20191007-0102493

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2019080013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $225,000.00

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-08-2023

Sworn to and subscribed before me this 4th day of October, 2019.

Colby L. Simons
Affiant

Notary Public

Address of New Owner:
Colby L. Simons
608 Maple Top Drive
Antioch, TN 37013

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
162-010D-005.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jennifer A. Knore, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Colby L. Simons and Sydni D. Simons, husband and wife** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Final Plat for Maple Valley Subdivision, Section Three, a Residential Planned Unit Development of record in Plat Book 6900, Page 968, 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 Jennifer A. Knore, unmarried by Warranty deed from Brigitte Kemper nka Brigitte Byron, married of record in Instrument No. 20150831-0087873 Register's Office for Davidson County, Tennessee, dated August 28, 2015 and recorded on August 31, 2015

This is improved property known as **608 Maple Top Drive, Antioch, TN 37013.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 4th day of October, 2019.

Jennifer A. Knore

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Jennifer A. Knore, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of October, 2019.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023