WARRANTY DEED

Karen Johnson Davidson County
Batch# 302478 DEEDWARR
10/17/2019 02:53:53 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20191017-0106667

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~ROBERTSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2019

Notary Public

MY COMMISSION EXPIRES: 07/06/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Saving Graces, LLC	New Owner	71-15-109
(NAME)	(NAME)	
415 N. 16th St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20192727

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Gary Simmons and Glenda Kay Brothers , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Saving Graces, LLC, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit

Being Lot No. 6 on the map of H. W. Chenoweth's Wildwood Addition, as shown of record in Book 161, page 153, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to T. F. Simmons and wife, Nellie Leota Simmons by Deed from Horace A. Eakes and wife, Gladys V. Eakes dated October 25, 1947 and filed of record in Book 1538, page 39, Register's Office for Davidson County, Tennessee. T. F. Simmons having died on December 31, 1992 leaving Nellie Leota Simmons as surviving tenant by the entirety. Nellie Leota Simmon having died intestate on November 7, 2014 leaving property vested in Gary Simmons and Glenda Kay Brothers as evidenced by Affidavit of Heirship of record in Record Book 20191017-0106665 page _____, said Register's Office. 20191017-0106666

Unimproved ☐

This is improved ☒ property, known as 1310 Joseph Avenue, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-RMX-19-1310

Witness my hand this 14th day of October, 2019

Gary Simmons

Glenda Kay Brothers

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Gary Simmons and Glenda Kay Brothers, the within named 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, at office, this 14th of October, 2019.

Notary Public
My Commission Expires:

JASON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires June 22, 2021