Karen Johnson Davidson County
Batch# 320131 DEEDWARR
11/26/2019 10:22:23 AM 2 pgs
Fees: $13.00 Taxes: $791.80
20191126-0122165

WARRANTY DEED

CARLA R. DILLARD ★ NOTARY PUBLIC AT LARGE ★ RUTHERFORD COUNTY, TENNESSEE

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2019

Notary Public

MY COMMISSION EXPIRES: February 08, 2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bruce A. Simms Amber Simms	Bruce A. Simms	15011018800
(NAME)	(NAME)	
9049 Bradley Creek Road	9049 Bradley Creek Road	
(ADDRESS)	(ADDRESS)	
Lascassas, TN 37085	Lascassas, TN 37085	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **The Estate of Louise Green Vanderwood,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bruce A. Simms and Amber Simms, husband and wife ,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 307, on the Plan of Towne Village of The Country, Section 4-A, as shown by plat of record in Plat Book 6250, Page 20 and 21, of the Register's Office of Rutherford County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 307 fronts 66.24 feet on the southeasterly side of Spring Garden Court said frontages being joined by a curve having a distance of 39.27 feet and runs back 101.08 feet on the southwesterly lot line and 115.08 feet on the southeasterly lot line to a point of intersection

Being the same property conveyed to Frances Louise Green, unmarried* by deed from Brian A. Neidlinger and wife, Cynthia S. Neidlinger, dated 9-27-89 of record in Record Book 7982 Page 688, Register's Office for said County.
*Frances Louise Green also known as Louise Green Vanderwood is deceased. Her dated of death was 6-13-19. Constance Sabrina Webb Morris is the Executrix of The Louise Green Vanderwood Estate.

unimproved ☐

This is improved ☑ property, known as 3257 Towne VIllage Road, Antioch, TN 37013
(House Number) (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 we do covenant with 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 hands this 15th day of November, 2019.

ESTATE OF LOUISE GREEN VANDERWOOD

Constance Sabrina Webb Morris
, Executrix

State of Tennessee
County of Rutherford

Personally appeared before me Constance Sabrina Webb Morris, Executrix of The Estate of Louise Green Vanderwood, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of November, 2019.

Notary Public Carla R. Dillard
My Commission Expires: February 08, 2021

File No.: 1608

