2nd

Karen Johnson Davidson County
Batch# 357018 DEEDWARR
02/12/2020 10:05:06 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20200212-0016013

Prepared by:
Security Title & Escrow Company, LLC
1517 Hatcher Ln.
Columbia, Tennessee 38401

Return to:
Security Title & Escrow Company, LLC
1517 Hatcher Lane, Ste.A
Columbia, TN 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Bruce D. Howell, unmarried, by and through Robert D. Howell, Attorney in Fact**, as recorded in Book 20200212-0016012 _____, Page _____, Register's Office of Davidson County, Tennessee, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **William Simmons and wife Tanya Simmons**, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged FIRST PARTY has bargained and sold and does hereby transfer and convey unto SECOND PARTY the following described property:

> LOCATED in Davidson County, Tennessee, being Lot No. 3, Whispering Hills Subdivision, Section 4, of record in Plat Book PB 2900, Page 22, Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to Bruce D. Howell and Teddie J. Howell by deed dated August 31, 1977, of record in Book 5192, Page 134, Register's Office of Davidson County, Tennessee. The said Teddie J. Howell now being deceased as of October 12, 2012, leaving Bruce D. Howell the sole surviving tenant.
>
> Map/Parcel 147-15-0-180
>
> Property Address: 5042 Cherrywood Drive, Nashville, Tennessee 37211

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate in fee simple, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in Davidson County, Tennessee Register of Deeds Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the ____ day of February, 2020.

Bruce D Howell by Robert B. Howell Attorney In Fact

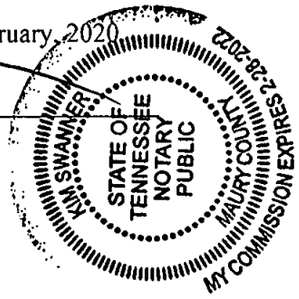
Bruce D. Howell by: Robert B. Howell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, Robert B. Howell, with whom I am personally acquainted, and who acknowledged that he is the Attorney in Fact of the maker, Bruce D. Howell, and is authorized by the makers to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this the 11 day of February, 2020.

Notary Public



My commission expires:
2/28/2022

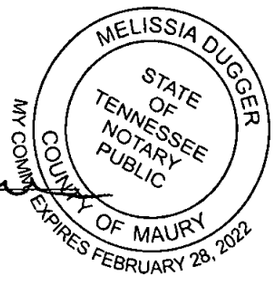
STATE OF TENNESSEE
COUNTY OF Maury

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $230,000.00.

Affiant

Subscribed and sworn to before me, this 11 day of February, 2020.

Notary Public



My commission expires:
2/28/22

NEW PROPERTY OWNER:
William and Tanya Simmons
5042 Cherrywood Dr.
Nashville, TN 37211

PERSON RESPONSIBLE FOR TAXES:
Same