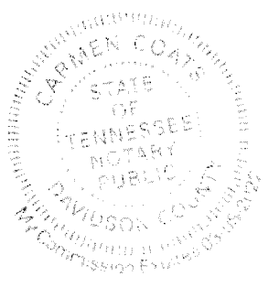
Karen Johnson Davidson County
Batch# 359649 DEEDWARR
02/18/2020 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $3,385.50
20200218-0017988

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $915,000.00 Affiant Subscribed and sworn to before me, this the 11th day of February, 2020. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Hartland & Co	New Owner	061-14-0-010.00
900 Division St.		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WAYNE SIMMONS AND ELIZABETH ANNE SIMMONS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HARTLAND & CO, A PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 168 and the East 25 feet of Lot 169, MAPLEWOOD HEIGHTS SECOND SUBDIVISION, as shown on plat of record in Plat Book 547, Page 103, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being further described as follows:

Land in Davidson County, Tennessee, being Lot No. 168 and the Easterly 25 feet of Lot No. 169 on the Plan of Maplewood Heights Second Subdivision, as of record in Book 547, Pages 103 and 104, Register's Office for said County. Said Lot No. 168 fronts 100.6 feet on the Northerly side of Ben Allen Road and runs back 305-1/2 feet on the Easterly line and 316.3 feet on the Westerly line to a dead line on which it measures 100 feet.

Said part of Lot 169 fronts 25 feet on the Northerly side of Ben Allen Road and runs back between parallel lines 314.05 feet, more or less, on the Westerly line and 311.3 feet on the Easterly line to a dead line in the rear.

Being the same property conveyed to Wayne R. Simmons and wife, Elizabeth Anne Simmons, by Warranty Deed from James Roberts Bates, and wife, Kimberly Dawn Bates, of record in Book 10831, Page 538, in the Register's Office of Davidson County, Tennessee, dated March 10, 1998, and recorded on March 10, 1998.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 711 Hart Lane, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of February, 2020.

Wayne Simmons

Elizabeth Anne Simmons

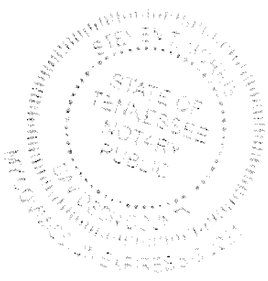
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Wayne Simmons and Elizabeth Anne Simmons, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the of , a , and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 11th day of February, 2020.

Notary Public

My Commission Expires: 5-7-21



True Copy Certification

I, **Angie Lawless**, 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 TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022