Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Brian Mitchell
Affiant

Subscribed and sworn to before me this 31st day of March, 2020.

Notary Public
My Commission Expires: 7/6/20

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 381230 **DEEDWARR**
04/02/2020 01:58:27 PM 2 pgs
Fees: $13.00 Taxes: $943.50

20200402-0035612

2020-128

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mack Props, LLC	NEW OWNER	
1519 Amesbury Lane		090-12-0-255.00
Franklin, TN 37069		

WARRANTY DEED

For and in 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, we

Walter Jesse Simmons, Trustee of The William Burgess Simmons Revocable Living Trust, dated November 5, 1997,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Mack Props, LLC,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being the Northerly 75 feet of the Easterly 200 feet of Lot No. 19 on the plan of the resubdivision of Lot No. 21 of the B. F. Cockrill Farm, of record in Book 431, Page 21, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 19 fronts 75 feet on the Westerly side of Croley Drive and runs back between parallel lines 200.0 feet to a dead line measuring 75 feet there on.

Being the same property conveyed to The William Burgess Simmons Revocable Living Trust by Quitclaim deed from William Burgess Simmons of record in Book 11027, page 884, Register's Office for Davidson County, Tennessee, dated January 29, 1998 and recorded on July 21, 1998.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **603 Croley Drive, Nashville, TN 37209.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6RDS-20403

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 our hands this 31st day of March, 2020.

The William Burgess Simmons Revocable Living Trust

BY: _____
Walter Jesse Simmons, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Walter Jesse Simmons**, Trustee of the The William Burgess Simmons Revocable Living Trust, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of March, 2020.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission Expires: 2/20/2023