Box 14
G33017-4

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$485,000.00** Sarah L. Wills Affiant Subscribed and sworn to before me, this the 9th day of April, 2020. Notary Public My commission expires: 1/17/21 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 385665 DEEDWARR
04/14/2020 02:04:56 PM 2 pgs
Fees: $13.00 Taxes: $1,794.50
20200414-0039018

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lauren A. Wills and Sarah L. Wills	**CMG Mortgage, Inc. dba CMG Financial**	**160-11-0-047.00**
5604 Hearthstone Lane	**3160 Crow Canyon Road, Ste 400**	
Brentwood, TN 37027	**San Ramon, CA 94583**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Edward Simmons and wife, Sandra Simmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lauren A. Wills, an unmarried and Sarah L. Wills, unmarried, as joint tenants with rights of survivorship

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:

Land in Davidson County, Tennessee, being Lot No. 109, on the Plan of Hearthstone Subdivision, Phase 7, of record in Plat Book 6250, Page 935, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Edward Simmons and wife, Sandra Simmons by Deed dated September 6, 2006 from Jeffrey R. Ballard and wife, Bethany D. Ballard of record in Instrument No. 20060906-0110384, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 6250, Page 935 , said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Restrictive Covenants contained in instrument of record in Book 5409, Page 485, Book 5479, Page 422, Book 6884, Page 253, as Assigned to Hearthstone Common Facilities Association, Inc., of reocrd in Book 11331, Page 828, said Register's Office.**

3) **Declaration of Covenants, Conditions and Restrictions of Hearthstone Common Facilities Association, Inc., of record in Book 7053, Page 982, as amended in Book 9945, Page 958, and Assignment in Book 11331, Page 828, Register's Office for Davidson County, Tennessee.**

4) **By-Laws of Hearthstone Common Facilities Association, Inc. as appended thereto of record in Book 7054, Page 19, Register's Office for Davidson County, Tennessee.**

5) **Charter of Hearthstone Common Facilities Association, Inc., of record in Book 6995, Page 646,Register's Office for Davidson County, Tennessee.**

6) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as 5604 Hearthstone Lane, Brentwood, TN 37027

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 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/our hand(s) this 9th day of April, 2020.

Edward Simmons

Sandra Simmons

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Edward Simmons and Sandra Simmons,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **April, 2020.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21