Karen Johnson Davidson County
Batch# 541223 DEEDWARR
12/23/2020 09:12:30 AM 4 pgs
Fees: $23.00 Taxes: $4,421.50
20201223-0152739

#35987

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35987-12-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,195,000.00. Affiant Subscribed and sworn to before me this 22nd day of December, 2020. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Frank Ward 1930 Otter Creek Road Nashville, TN 37215	**Send Tax Bills To:** New Owner 1930 Otter Creek Rd Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 14416000800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William L. Simmons and wife, Carolyn E. Simmons**, ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Frank Ward and Renee Ward, husband and wife,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1930 Otter Creek Road, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of December, 2020.

William L. Simmons
BY: Michael Vaden, Attorney-In-Fact

Carolyn E. Simmons
BY: Michael Vaden, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael Vaden**, 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, and who further acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said William L. Simmons and Carolyn E. Simmons, and is authorized by the said William L. Simmons and Carolyn E. Simmons to execute this instrument on their behalf.

Witness my hand, at office, this 22nd day of December, 2020.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, being Lot No. 5 on the Plan of Otter Creek Estates, Section 1, as of record in Plat Book 2331, page 157, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to William L. Simmons and wife, Carolyn E. Simmons by deed dated June 1, 2007 from Ivonne C. Michael, unmarried of record in Instrument No. 20070606-0067865, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021 and subsequent years, a lien, but not yet due and payable. Map and Parcel No. 14416000800.
2. Restrictive Covenants contained in an instrument of record in Book 2634, page 439 amended in Book 4758, page 870, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 2331, page 157, Register's Office for Davidson County, Tennessee.
4. Declarations contained in Instrument of record in Book 6926, page 756, Register's Office for Davidson County, Tennessee.
5. Easement for TVA Transmission Line of record in Book 2249, page 86, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

