THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P21-9346-PILK

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **125,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES: 12-08-24

(AFFIX SEAL)

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 678370 **DEEDWARR**
07/16/2021 10:47:56 AM 2 pgs
Fees: $13.00 Taxes: $462.50

20210716-0095745

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Wardisiani and Angela Dana	Same	MAP & PARCEL:
132 Cunningham Dr.		158-07-0-039.00
Bloomingdale IL 60108		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Boyd A. Simmons and wife, Ethel B. Simmons** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Wardisiani, an unmarried man, and Angela Dana, an unmarried woman, joint tenants with right 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. 34 of Forrest Trails Subdivision, Section 2 of record in Book 4675, page 45, Register's Office of Davidson County, Tennessee.

Beginning at the North most boundary line of Lot 34, this being a common point with Lot 35 on said subdivision plan; thence South 58 degrees 28 min. East with said boundary line of Lot 35, 677.5 feet to a point; thence South 17 degrees 5 min. West 43.30 feet to a concrete marker; thence North 72 degrees 55 min. West 80 feet to a concrete marker; thence South 17 degrees 5 min. West 100.00 feet to a concrete marker; thence North 80 degrees 28 min. West along the boundary line of Lot 33, 397.5 feet to a point; thence North 40 degrees 54 min. West still along a common boundary line of Lots 33 and 34, 260 feet to a point; thence North 26 degrees 43 min. East 229.9 feet to the point of beginning. Said Lot containing 3.57 acres, more or less.

Together with a 60 foot driveway, public utility and drainage easement from Melbourne Drive on and across Lot 35 which is shown on the plat of record in Book 4675, page 45, Register's Office of Davidson County, Tennessee, however, this easement is subservient to the TVA power line easement of record in Book 2276, Page 402, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Boyd A. Simmons and Ethel B. Simmons by Warranty Deed from Gregory V. Hurley of record in Instrument No. 20140429-0035840 Register's Office for Davidson County, Tennessee, dated April 16, 2014 and recorded on April 29, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantees; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is UNIMPROVED property known as **0 Melbourne Place, Nashville, TN 37215.**

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 the 15th day of July, 2021.

Boyd A. Simmons

Boyd A. Simmons

Ethel B. Simmons

Ethel B. Simmons

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 **Boyd A. Simmons and Ethel B. Simmons,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of July, 2021.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY