THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 221142993

Karen Johnson Davidson County
Batch# 953404 **DEEDWARR**
12/20/2022 10:46:06 AM 2 pgs
Fees: $13.00 Taxes: $5,272.50

20221220-0131312

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,425,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of December, 2022.

Notary Public
My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jonathan Barrett Simmons and Jayme Simmons 2600 Brittany Court Nashville TN 37206	New Owner	Tax Parcel ID No. 083 12 0 077.00

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, **Fripalm Land Company, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan Barrett Simmons and Jayme Simmons, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 164 on the Eastland Acres, Section III, as of record in Plat Book 2331, Page 41, as amended in Book 2707, Page 231, in the Register's Office for said County.

Said Lot No. 164 fronts 60.8 feet on the Northerly side of Brittany Court and runs back 175.2 feet on the Southwesterly line and 347 feet on the Southeasterly line to a dead line in the rear measuring 377.3 feet thereon.

Being the same property conveyed to FriPalm Land Company, LLC, by Warranty Deed from Margaret Bond, A Single Woman, of record in Instrument No. 20210909-0120706, in the Register's Office of Davidson County, Tennessee, dated September 07, 2021 and recorded on September 09, 2021.

Being the same property conveyed to Henry H. Bond et ux, Margaret-Rose Tanksley-Bond, by Quit Claim Deed Reserving Life Estate and Unlimited Power of Disposition in Grantor from Laverne Hudson Bond, a widow, of record in Instrument No. 20000728-0074476, in the Register's Office of Davidson County, Tennessee, dated July 27, 2000 and recorded on July 28, 2000. The said Henry H. Bond died on June 15, 2006.

Being the same property conveyed to Hershel E. Bond and wife, Laverne Hudson Bond, by Warranty Deed from James S. Jones and Charles R. Land, of record in Book 2736, Page 271, in the Register's Office of Davidson County, Tennessee, dated January 28, 1958 and recorded on January 29, 1958. The said Hershel E. Bond died on May 01, 1979, then Laverne Hudson Bond died October 14, 2005.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Eastland Acres, Section III, as recorded in Plat Book 2331, Page(s) 41, as amended in Book 2707, Page 231.

Rights of upper and lower riparian owners to the flow of the waters of the unknown creek, free from diminution or pollution.

This is improved property located at 2600 Brittany Court Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 15th day of December, 2022.

Fripalm Land Company, LLC

By: Gray Palmer, Authorized Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Gray Palmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member (or other officer authorized to execute the instrument) of Fripalm Land Company, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 15th day of December, 2022.

Notary Public

My Commission Expires: _____

