WARRANTY DEED

LINDSAY B FATTAL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 09/02/2024 DAVIDSON COUNTY

G-CR-23-3132

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $396,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2023

Notary Public

MY COMMISSION EXPIRES ____ (AFF

Karen Johnson Davidson County
Batch# 1021709 **DEEDWARR**
06/30/2023 02 52 19 PM 2 pgs
Fees $13 00 Taxes $1,467 05

20230630-0050323

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Peter Bruce MacMonegle and Tiffany Rena MacMonegle	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	**062-02-0A-333 00-CO**
3132 Barksdale Harbor Drive	**1036 Stearman Drive, Suite 6**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAUL D. SIMMONS AND THERESA WALLEVIK, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PETER BRUCE MACMONEGLE AND TIFFANY RENA MACMONEGLE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 305 on the Plan of Final Plat of River Trace Estates, Phase 2, Section 6 of record in Plat at Instrument No 20010605-0058138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Paul D. Simmons by Warranty deed from Cain Properties, Inc of record in Instrument No 20030821-0121751 Register's Office for Davidson County, Tennessee, dated August 11, 2003 and recorded on August 21, 2003.

Being the same property conveyed to Paul D. Simmons by Quitclaim deed from Kristianna Zack Simmons of record in Instrument No. 20200225-0021087 Register's Office for Davidson County, Tennessee, dated February 18, 2020 and recorded on February 25, 2020.

The said Paul D. Simmons having since married. Theresa Wallevik joins in the execution of this Warranty Deed to convey any and all marital interest she may have to said property.

This conveyance is subject to.
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record as Instrument Number 20010605-0058138, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6851, Page 370, amended in Book 6982, Page 747 and Instrument No 20011126-0128569, Register's Office for Davidson County, Tennessee
- Charter for River Trace Estates HOA of record in Book 6851, Page 363, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6851, Page 390, in the Register's Office for Davidson County, Tennessee
- Deed of common areas to HOA of record in Book 7907, Page 168, in the Register's Office for Davidson County, Tennessee.
- Slope easement of record in Book 7296, Page 484, in the Register's Office for Davidson County, Tennessee
- FLowage easement of record in Book 2022, Page 83, in the Register's Office for Davidson County, Tennessee
- TVA Line easement of record in Book 1163, Page 341, in the Register's Office for Davidson County, Tennessee

- Easement for sewer facilities of record in Book 7097, Page 135, in the Register's Office for Davidson County, Tennessee.
- Agreement of record in Book 7030, Page 798, in the Register's Office for Davidson County, Tennessee
- Transmission line easement of record in Book 3959, Page 595, in the Register's Office for Davidson County, Tennessee
- Sanitary sewer line easement of record in Book 7097, Page 140 and Book 7593, Page 523, in the Register's Office for Davidson County, Tennessee
- Water main easement of record in Book 7097, Page 149 and Book 7593, Page 565, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3132 Barksdale Harbor Drive, Nashville, Tennessee 37214**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 28th DAY OF JUNE, 2023.

Paul D Simmons

Theresa Wallevik

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL D SIMMONS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 28th of June, 2023.

Notary Public
My Commission Expires _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THERESA WALLEVIK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 28th of June, 2023.

Notary Public
My Commission Expires. _____
(SEAL)



RETURN TO:
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Nashville, TN 37212