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WARRANTY DEED

TCB - FANB - 99 - 1890

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 19 99

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JEFF FARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires January 26, 2002

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW

155 Franklin Rd., Suite 150, Brentwood, TN 37027

1885-B Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn Oneil Simpson (NAME)	First American National Bank (NAME)	
210 Raintree Drive (ADDRESS)	First American Center (ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37237 (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, Kathy Ann Speck

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shawn Oniel Simpson, unmarried and William O. Simpson and wife Margaret E. Simpson 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:

A certian condominium apartment in Davidson County, Tennessee, described as follows: Unit number 6, Building No.14, in Raintree Village (a comdominium created under Chapter 27, Title 64, of the Tennessee code Annotated, and as established by a Master Deed of recored in Book 4753, page 140, Regiter's Office for Davidson County, Tennessee, as amended and modified by a Deed of Amendment of record in Book 4980, page 378, said Register's Office and as shown on the Revised Plat of Hermitage Woods Condominium apartments, Phase II and II-A, of record in Book 4860, page 62 through 64, said Register's Office, to which plat reference is hereby made, Building 14 haveing been submitted to the provisions of the said Master Deed, as amended by instrument of record in Book 5165, page 781, and Book 5172, page 72, said register's office. Garage No 14-6 is a limited element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Dale Mack Speck and wife Kathy Ann Speck by deed from Mary D. Marlin, unmarried of record in Deed Book 10357, page 851, Register's Office for said County. The said Dale Mack Speck having since deceased.

This conveyance is subject to Restrictive Covenants of record in Deed Book 4980, page 378, amended in Book 5122, page 878, Book 5165, page 781 Book 5172, page 77, Book 6629, page 970 Book 10382, page 596, Register's Office for said County.

99 AUG -6 PM 2:55

IDENTIFICATION REFERENCE 06215 525

unimproved ( )
This is improved (X) property, known as 210 Raintree Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 15th day of June 19 99

Kathy Ann Speck
Kathy Ann Speck

30.00 CO 01 03 CHECK 306.63

**

STATE OF TENNESSEE
COUNTY OF

,Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathy Ann Speck

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 15th day of June 19 99 .

Commission expires _____

_____
Notary Public

JEFF FARRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE
My Commission Expires January 26, 2002

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

RETURN TO:
TITLE CONNECTION, INC.

☐ 1885-B Ft. Campbell Boulevard
Clarksville, Tennessee 37042

☒ 155 Franklin Road, Suite 150
Brentwood, Tennessee 37027

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO	- CONVEYANCE	CC	- CERTIFIED COPY	MISC	- MISCELLANEOUS
MO	- MORTGAGE	REL	- RELEASE	CO TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

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0621525

IDENTIF. & REFERENCE

99 AUG -6 PM 2:50

REGISTER
DAVIDSON COUNTY, TN.

CAMT	79900.00
CON TX	295.63
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	306.63
CHECK	306.63

08/06/99 01 14:56 0001 3088

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1501278