WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2000.

Notary Public

MY COMMISSION EXPIRES:. 3/23/02
(AFFIX SEAL)

TRACEY TRUMPHOUR NOTARY PUBLIC TENN.

Instr:200004250040835 Page: 1 OF 2
REC'D FOR REC 04/25/2000 11:46:02AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $492.10

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
4733 Andrew Jackson Parkway, Suite 1C
Hermitage, TN 37076

mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn Simon	Shawn Simon	MAP 53
(NAME) 2325 Riverway Drive	(NAME) 2325 Riverway Drive	PARCEL 79
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	GROUP 06-0-B
(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,

GARY C. ANDERSON AND WIFE, SHARON A. ANDERSON

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SHAWN SIMON AND WIFE, JENNIFER SIMON

, 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:

Being Lot No. 44 on the Plan of Phase 5-B, Waterford Subdivision, as of record in Plat Book 7900, Page 838 and 839, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gary C. Anderson and Wife, Sharon A. Anderson by deed from Gary C. Anderson and wife, Sharon A. Anderson of record in Deed Book 10044, page 531 and re-recorded in Book 10377, page 993, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 8694, page 216; Book 8699, page 462; Book 9081, page 63; Book 9112, page 962; Book 9530, page 185; Book 7463, page 294, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 2325 Riverway Drive, Old Hickory, TN 37138
(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/our hand(s) this 21st day of April, 2000.

Gary C. Anderson

Sharon A. Anderson

Personally appeared before me the undersigned ,a Notary Public in and for said County and State, the within named Gary C. Anderson and wife, Sharon A. Anderson the bargainor _, 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.

Witness my hand and official seal this 21st day of April, 2000.

My Commission Expires 3/23/02

Notary Public

NOTARY PUBLIC AT LARGE

RETURN TO:
Cumberland Title Company
4733 Andrew Jackson Parkway, Suite 1C
Hermitage, TN 37076