WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$112,000.00**

Affiant

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **5TH** DAY OF JANUARY, 2001.

Notary Public

MY COMMISSION EXPIRES:. 1-27-01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Dean Simpkins	**Franklin American Mortgage Company**	**150-1-172**
(NAME)	(NAME)	
2812 Creekview Drive	**501 Corporate Center Drive #400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Franklin, TN 37067**	
(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, **Kevin E. Earls and Robert K. Earls and Kera[illegible] R. Earls**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEFFREY DEAN SIMPKINS AND WIFE, RITA SIMPKINS**, 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. 139 on the Plan of Edge-O-Lake, Section VIII of record in Plat Book 3700, Page 101, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert E. Earls and wife, Sherrie Earls by deed of record in Book 4192, Page 639, Register's Office for Davidson County, Tennessee. See affidavit recorded simultaneously herewith

The said Robert E. Earls having since died. Sherrie Earls is one and the same person as Sherrie Solomon KP Solomon

This instrument is executed on behalf of Kevin E. Earls by Sherrie ~~Earls~~ as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20010123-0006707, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as **2812 Creekview Drive, Nashville, TN 37217**

(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.

Davidson County DEEDWARR
Recvd: 01/23/01 09:00 2pgs
Fees:11.00 Taxes:414.40
20010123-0006709

Witness **my/our hand(s)** this **5th day of January, 2001**.

Kera R. Earls

Kera R. Earls

Kevin E. Earls by Sherrie Solomon Attorney at Fact

Kevin E. Earls

Robert K. Earls

Robert K. Earls

State of Tennessee County of Davidson

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

Witness my hand and official seal at Nashville, Tennessee, this 5th day of January, 2000.

Commission expires: 2-18-01

Notary Public

State of Tennessee County of Davidson

On this 5th day of January, 2000 before me personally appeared Sherrie Earls, KP Solomon, the person who executed the foregoing instrument on behalf of Kevin E. Earls, and acknowledged that he executed the same as the free act and deed of the said Sherrie Earls, through Power of Attorney granted Sherrie Earls, by the said Kevin E. Earls.

Notary Public

Commission Expires: 2-18-01