2nd
File Box 64

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/09/04 14:28 2pgs
Fees:13.00 Taxes:148.00

20040209-0015527

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$40,000.00.**

Affiant

Subscribed and sworn to before me this 18th day of December, 2003

Notary Public
My Commission expires: 1-4-2005
(Affix Seal)

ANDREW H. MASSEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENNESSEE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Cornerstone Rentals, LLC	SAME	073-05-25.00
1810 Greypointe Drive		
Brentwood, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The Heirs-at-Law of Sarah, R. Simpson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Cornerstone Rentals, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 25 on the plan of Virginia Manor, of record in Book 1835, page 22, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William W. Simpson and wife, Sarah R. Simpson, by deed from Charles R. Land and J.S. Jones, on January 2, 2051, of record in Book 1916, page 81, Register's Office for Davidson County, Tennessee. The said William W. Simpson having since died leaving property to Sarah R. Simpson by right of survivorship. Further, the Sarah R. Simpson having since died intestate leaving property to William Whitfield Simpson as sole heir.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 1835, page 22, Register's Office Davidson County, Tennessee.

This is improved property known as: **1932 Avalon Drive, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 18, 2003.

The Heirs-at-Law of Sarah R. Simpson

William Whitfield Simpson
By William Whitfield Simpson
by Jane S. Thompson
Attorney In Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Davidson County, appeared Jane S. Thompson, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for William Whitfield Simpson, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name William Whitfield Simpson, the bargainor(s), by the said Jane S. Thompson, as Attorney-in-Fact.

WITNESS my hand and seal, this 18th day of December, 2013.

NOTARY PUBLIC My Commission Expires: 8/20/16

