40-A

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2005.

Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/06/05 15:36 2 pgs
Fees:13.00 Taxes:495.43
20050406-0038075

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Lawrence E. Simpson	CTX MORTGAGE COMPANY, LLC	081-11-0
2306 FORT DRIVE	P.O. BOX 199077	GROUP
ALEXANDRIA, VA 22303	DALLAS, TX 75219-9077	PARCEL 317.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Three Thousand Nine Hundred Dollars and Zero Cents ($133,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, Ace Housing, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Lawrence E. Simpson and wife, Marlita Simpson, 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 the northerly half of Lot No. 292 on the Plan of McGavock, Wetmore and Other's Second Addition called the "Addition to the Town of McGavock" of record in Plat Book 21, page 41, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 292 fronts 50.0 feet on the easterly side of 16th Avenue, North, formerly Hendershott Street, and runs back between parallel lines 170.0 feet to an alley.

BEING the same property conveyed to Ace Housing, LLC, a Tennessee limited liability company, by Quitclaim Deed from Ace Real Estate, LLC, a Tennessee limited liability company of record as Instrument No. 20050323-0031557 in the Register's Office for Davidson County, Tennessee

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

unimproved ☐

This is improved ☒ property known as 1734 16th Avenue, North, Nashville, TN 37208

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 Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its

successors 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 31st day of March, 2005.

Ace Housing, LLC

By: _____
Jane-Allen McKinney, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jane-Allen McKinney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President of Ace Housing, LLC, the within named bargainor, a limited liability company, and that she as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as President.

Witness my hand and official seal at Nashville, Tennessee this 31st day of March, 2005.

Commission expires: October 12, 2005

_____
Mitchell A. Watts Notary Public

