File No. 250501746

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 6/9/07

(AFFIX SEAL)

MANDY ALSUP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 05/01/05 11:37 2 pgs
Fees:13.00 Taxes:1036.00
20050601-0061605

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Maurice Steven Simpson and Karen Hyde Simpson Revocable Living Trust Agreement Dated March 7, 2000 | Maurice Steven Simpson and Karen Hyde Simpson Revocable Living Trust Agreement Dated March 7, 2000 | Map 138, Parcel 77 |
| (NAME) 3853 Couchville Pike | (NAME) Same | |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) , | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Donald E. Lowe and wife, Deborah K. Lowe, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maurice S. Simpson, and Wife, Karen S. Simpson, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 4th Civil District of Davidson County, Tennessee, described as follows:
Beginning at a corner post in the south margin of Couchville Pike and the northwest corner of Charlie M. Boulton property; thence S 38 degrees 29' W 666.3 feet to a post; thence S 53 degrees 42' W 123.85 feet to a corner post; thence N 07 degrees 20' E 893.15 feet along a wire fence and a corner post in the south margin of Couchville Pike; thence S 54 degrees 00' E 495.0 feet to the point of beginning, being 4.70 acres, more or less.

Being the same property conveyed to Donald E. Lowe and wife, Deborah K. Lowe, by Deed from Riley Estes, unmarried, dated August 1, 1989, filed for record on August 3, 1989, in Deed Book 7905, Page 833, Register's Office for Davidson County, Tennessee.

Easement as shown of record in Deed Book 5783, Page 556, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3853 Couchville Pike, Hermitage, TN 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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 27th day of May, 2005.

Donald E. Lowe

Deborah K. Lowe

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Donald E. Lowe and wife, Deborah K. Lowe, 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 Mt. Juliet, Tennessee, this 5/27/2005.

My Commission Expires: 6/9/07

Notary Public

MANDY ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

**File Number: 250501746**

**RETURN TO:**
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122