I 7865-2
Box 14A

File No. 250401648

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/23/05 08:15 2 pgs
Fees:13.00 Taxes:367.04

20050623-0071855

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JUNE, 2005.

Katherine Goodson
Notary Public

MY COMMISSION EXPIRES: May 30, 2007
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ernest H. Stewart	RIGHT MORTGAGE COMPANY	Map 43-15, Parcel 380
(NAME)	(NAME)	
200 Randy Road	106B West Hills Drive	043-15-038
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Lebanon, TN 37087	
(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, William Lee Sims, Sr. and Mary Kaye Smith and Christopher Stephen Baker and Kenneth Darren Baker and Felicia Diane Snell and Thomas C. Sims and Kevin Dean Baker and Bryan Keith Baker and Michael Dean Sims, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ernest H. Stewart, an unmarried man, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 45 in the Rainbow Terrace Subdivision, Section V, as shown by plat of record in Book 2133, Page 72, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to William S. Sims, and Wife, Mary Fentress Sims, by deed from Henry V. Spurlock and wife, Doris Spurlock, of record 12/08/1972 in Book 4663, page 156, Register's Office for said County. William S. Sims and wife, Mary Fentress Sims now being deceased leaving William Lee Sims, Sr. and Mary Kaye Smith and Christopher Stephen Baker and Kenneth Darren Baker and Felicia Diane Snell and Thomas C. Sims and Kevin Dean Baker and Bryan Keith Baker and Michael Dean Sims as heirs to the property.

See Affidavit of Heirship 20050623-0071847

Restrictive Covenants of record in Book 2201, Page 631; and in Book 2092, Page 568, Register's Office of 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 200 Randy Road, Madison, TN 37115
(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), HIS 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), HIS 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 16th day of June, 2005.

William Lee Sims Sr. attorney in fact
Michael Dean Sims

Bryan Keith Baker
William L. Sims Sr. attorney-in-fact

Michael Dean Sims

William Lee Sims Sr. attorney in fact
Kevin Dean Baker

Christopher Stephen Baker

William Lee Sims Sr.

Christopher Stephen Baker by William Lee Sims Sr. attorney-in-fact
Mary Kaye Smith Goad

Kenneth Darren Baker

William Lee Sims Sr. attorney-in-fact
Felicia Diane Snell

STATE OF TENNESSEE

William Lee Sims Sr. attorney-in-fact
Thomas C. Sims

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William Lee Sims, Sr. and Thomas C. Sims, 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 6/16/2005.

My Commission Expires: 6-9-07

Wendy L. Locke
Notary Public

WENDY L. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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 William Lee Sims, Sr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary Kaye Smith Goad, Christopher Stephen Baker, Kenneth Darren Baker, Felicia Diane Snell, Kevin Dean Baker, Bryan Keith Baker and Michael Dean Sims, as Attorney In Fact, under Power of Attorney bearing Inst. No. 20050623-0071848 and 20050623-0071849 and 20050623-0071850 and 20050623-0071851 and 20050623-0071852 and ✱, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Mary Kaye Smith Goad, Christopher Stephen Baker, Kenneth Darren Baker, Felicia Diane Snell, Kevin Dean Baker, Bryan Keith Baker and Michael Dean Sims under said Power of Attorney. ✱ 20050623-0071853 + 20050623-0071854

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 16th day of June, 2005.

My Commission Expires: 6-9-07

Wendy L. Locke
Notary Public

WENDY L. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File Number: 250401648

~~**RETURN TO:**~~

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122