WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/31/05 10:25 2 pgs
Fees:13.00 Taxes:1024.90

20051031-0130942

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,000.00.

Seth T Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 26th day of October, 2005

Notary Public

My Commission Expires: 11/19/2008

R. FRANCENE KAVIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
SETH. T. BAKER	AmSouth Bank	172-01-0-A
(NAME)	(NAME)	
121 Chuzzlewit Down	2050 Parkway Office Cir	084.00CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Birmingham AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **WILLIAM A. SIMS AND WIFE, BETTY L. SIMS**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SETH. T. BAKER, UNMARRIED** 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 Davidson County, Tennessee being Lot No. 84 on the Plan of Copperfield Revised, of record in Plat Book 6900, Pages 555-559, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEGINNING at a point in the westerly line of Chuzzlewit Down, being the common corner of Lot No. 85 and Lot No. 84, the front lot line running 55 feet along the westerly line of Chuzzlewit Down and thence running back between parallel lines, 120 feet to the rear lot line, having a length of 55 feet also.

BEING all the same property conveyed to WILLIAM A. SIMS AND WIFE, RUTH L. SIMS by deed from ADVANTAGE BUILDERS, INC. of record in Book 9008, Page 421 and re-recorded in Book 9032, Page 729. Betty L. Sims has since died and William A. Sims is vested with title as surviving tenant by the entirety. Subsequently William A. Sims having his interest to William A. Sims and Betty L. Sims by deed of record in Instrument No. 20030822-0122537, said Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of record in Book 7071, Page 482 as amended in Book 7208, Page 889, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 121 Chuzzlewit Down, Brentwood, TN, 37027

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 26th day of October, 2005.

William A. Sims
WILLIAM A. SIMS

Betty L. Sims
BETTY L. SIMS

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 **WILLIAM A. SIMS AND WIFE, BETTY L. SIMS**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 26th day of October, 2005.

My Commission Expires: 03/31/07

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.