6

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/05 10:12 2 pgs
Fees:13.00 Taxes:55.50
20051227-0153594

JUSTIN TATUM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$15,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **21ST DAY OF DECEMBER, 2005.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DOUGLAS M. SIMPSON	CUMBERLAND BANK	**103-1-94**
(NAME)	(NAME)	
6018 HILL CIRCLE	5120 MARYLAND WAY	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	BRENTWOOD, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES T. PLUNKETT AND WIFE, SONJA J. PLUNKETT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DOUGLAS M. SIMPSON, a single person**, 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:

LAND IN THE 8TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY BY S. H. HUTCHINSON, SURVEYOR, DATED JUNE 12, 1964, AS FOLLOWS:

BEGINNING AT AN IRON STAKE, THE NORTHWEST CORNER OF THE SOUTH PORTION OF LOT NO. 5 (STILL OWNED BY R. L. SPANN), AND THE SOUTHEAST CORNER OF THE NORTHERLY PORTION OF LOT NO. 6, ALREADY OWNED BY H. L. GRAMMER; THENCE WITH THE WESTERLY LINE OF THE SOUTH PORTION OF LOT NO. 5, SOUTH 20 DEG EAST 287 FEET TO AN IRON STAKE ON THE NORTHERLY MARGIN OF HILL CIRCLE ROAD; THENCE WITH THE MARGIN OF SAID ROAD, NORTH 88 DEG WEST 103.6 FEET TO AN IRON STAKE ON THE MARGIN OF ROAD; THENCE WITH THE EASTERLY LINE OF LOT NO. 7 NORTH 20 DEG WEST 268 FEET TO AN IRON STAKE; THE SOUTHWESTERLY CORNER OF H. L. GRAMMER'S PORTION OF LOT NO. 6; THENCE WITH H. L. GRAMMER'S SOUTH LINE, NORTH 82 DEG, EAST 100 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JAMES T. PLUNKETT AND WIFE, SONJA J. PLUNKETT BY DEED FROM JAMES W. FITE OF RECORD IN BOOK 4779, PAGE 406, DATED DECEMBER 25, 1073 AND RECORDED JANUARY 9, 1974 AND BY QUITCLAIM DEED FROM JAMES S. W. FITE OF RECORD IN BOOK 4944, PAGE 939 DATED AUGUST 25, 1975 AND RECORDED AUGUST 25, 1975, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **6018 HILL CIRCLE, NASHVILLE, TN 37209**
(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 GRANTEES, their heirs 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 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 **our hands** this **21ST day of December, 2005.**

JAMES T. PLUNKETT

SONJA J. PLUNKETT

STATE OF TENNESSEE

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **JAMES T. PLUNKETT AND WIFE, SONJA J. PLUNKETT** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **21ST day of December, 2005.**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 2008