WARRANTY DEED File Box 9B First Title & Escrow Co., Inc. #25746	STATE OF **TENNESSEE** COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **8TH DAY OF AUGUST, 2006.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires MAR. 24, 2009

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
Justin B. Luffman	NEW OWNER	**103-2-46**
(NAME)	(NAME)	
225 Orlando Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Douglas M. Simpson, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin B. Luffman and Mary Frances Luffman, husband and wife**, 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 Davidson County, Tennessee being described as follows: Part of Lot No. 20 on the Map of CC Vernon Farm of record in Book 161, page 164, Register's Office for said County, described as follows: Beginning at a point in the westerly margin of Orlando Avenue 575 feet south from Lenox Avenue; continuing with said avenue S 10 degrees E 31 feet to a point, and S 10 degrees W 19 feet to a point, in all 50 feet to a point, being the northeast corner of the property conveyed to LC Watson by deed of record in Book 1085, page 593, Register's Office for said County; thence with Watson's northerly line westerly 153.5 feet, more or less to a point; thence N 4 1/4 (erroneously referred to as 4 1/2 in the vesting deed) degrees E 50 feet to a point; thence easterly 150 feet to the beginning.

Being the same property conveyed to Douglas M. Simpson, unmarried by Warranty Deed dated May 3, 2002 from Linda Sue Simmons, unmarried of record in Instrument No. 20020524-0063634 and re-recorded in Instrument No. 20020627-0077194, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **225 Orlando Avenue, 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 **my hand this 8th day of August, 2006.**

Douglas M. Simpson

Davidson County DEEDWARR
Recvd: 08/15/06 12:51 2 pgs
Fees:13.00 Taxes:1461.50

20060815-0100332

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **Douglas M. Simpson, UNMARRIED** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee, this **8th day of August, 2006**.

Commission expires: **July 19, 2008**

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

Justin Tatum

Notary Public