WARRANTY DEED

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 **6TH DAY OF SEPTEMBER, 2006.**

Notary Public

MY COMMISSION EXPIRES:

(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	SAME	**103-10-95**
(NAME)	(NAME)	
6022 Hill Circle, Lot 95		
(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, **James Cobb and wife Mary Cobb**, 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 being the southerly part of Lot No. 7 of Section 3 on the plat showing the division of the John B. Cowden Property and a triangular tract lying immediately south of said Lot, described together according to a survey made by Hickerson and Hickerson, Engineers, November 3 1961 as follows:

Beginning at an iron pin on the northerly margin of Hill Circle at the southeast corner of the property conveyed to E.L. Daniels by deed from L.S. Daniels and wife, of record in Book 2907, page 265, Register's Office for Davidson County, Tennessee, being 400 feet southeasterly from the northeast corner of said circle in Cowden Avenue, thence with the northerly margin of said circle, South 84 degrees East 110 feet; thence North 23 degrees 36' West 237 feet to an iron pin; thence South 72 degrees West 100 feet to said Daniel's northeast corner; thence with said Daniel's easterly boundary line, south 24 degrees 24' East 193 feet to the beginning.

Being the same property conveyed to James Cobb and wife Mary Cobb by Deed from W.D. Blair and wife Frances L. Blair of record in Book 8466, page 19, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **6022 Hill Circle, Lot 95, 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 **6th day of September, 2006**.

James Cobb

Mary Cobb

Davidson County DEEDWARR
Recvd: 09/13/06 08:56 2 pg
Fees:13.00 Taxes:55.50

20060913-0113149

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **James Cobb and wife Mary Cobb** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons whom 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 6th day of September, 2006**.

Commission expires:

STATE OF TENNESSEE NOTARY PUBLIC

Justin Tatum Notary Public