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Davidson County DEEDWARR
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Fees:13.00 Taxes:372.45

20080108-0002302

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,662.20

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **7TH DAY OF JANUARY, 2008.**

Notary Public

MY COMMISSION EXPIRES: **May 23, 2009.**
(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**	**103-1-100**
(NAME)	(NAME)	
6018 Hill Circle		
(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, **Sheila M. Tidwell and Sharon Johnson, as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Douglas M. Simpson and Dwayne H. Smith, tenants in common** 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, described as follows to-wit:

BEGINNING at a stake in the corner of Cowden Ave. and Hill Circle 301 feet south of John B. St. and running S. 4 30 E 100 feet with the East boundary line of Cowden Ave. to a stake; thence S 81 30 E 181.5 feet to a stake near the top of the hill; thence N 26 W 160 feet to a stake in the South boundary of Hill Circle; thence S 82 W 160 feet with this boundary to the beginning, Being Lot No.1 in Section V of Cowden Subdivision.

BEING the same property conveyed to Sheila M. Tidwell and Sharon Johnson as joint tenants with right of survivorship, by Deed from Loyd E. Ray dated March 2, 2001 recorded on March 7, 2001 in Instrument No. 20010307 -0021495, in the Register's Office For Davidson County, Tennessee.

This conveyance is subject to existing mortgage of record in Instrument Number 20040803 -0093024, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **6031 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 **7th day of January, 2008.**

Sheila M. Tidwell

Sharon Johnson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Sheila M. Tidwell and Sharon Johnson, as joint tenants with right of survivorship** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons 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 **7th day of January, 2008.**

Commission expires: **May 23, 2009**

I. Dyke Tatum Notary Public