File No. 280100157

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/22/08 11:26 2 pg:
Fees:13.00 Taxes:614.20

20080122-0006445

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$166,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/23/11

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

DANIEL L. WISCHHOF COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kay D. Simpson	**Countrywide Bank, FSB**	**Map 9** **Parcel 97.00**
(NAME) **7810 Strawberry Hill Rd.**	(NAME) **801 Crescent Center Drive**	
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS) **Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James L. Gilbert and wife, Judith B. Gilbert,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kay D. Simpson and husband, Charles E. Simpson

HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 1st Councilmanic District of Davidson County, Tennessee, more particularly described as follows, to-wit:

BEGINNING at an iron pin (new), in the Westerly margin of Strawberry Hill Road, a corner of a tract of land which belongs to James L. Gilbert, having a deed reference in Instrument No. 20071109-0132327 in the Register's Office for Davidson County, Tennessee, the Northeast corner of this tract, and continuing with the Westerly margin of Strawberry Hill Road, as follows: with a curve to the right, having a radius of 841.13 feet, an arc distance of 72.16 feet, and a chord bearing of S 22 deg. 36 min. 35 sec. W, 72.14 feet to an iron pin (new); thence, S 25 deg. 04 min. 03 sec. W, 220.49 feet to an iron pin (new); thence, with a curve to the right, having a radius of 498.91 feet, an arc distance of 188.19 feet, and a chord bearing of S 35 deg. 52 min. 25 sec. W, 187.08 feet to an iron pin (new); thence, S 46 deg. 40 min. 46 sec. W, 54.75 feet to an iron pin (new), in the Westerly margin of Strawberry Hill Road, in the boundary of a second tract of land which belongs to James L. Gilbert, having a deed reference in Instrument No. 20071109-0132326 in the Register's Office for Davidson County, Tennessee; thence, N 35 deg. 14 min. 27 sec. W, 291.20 feet to a point in the center of a drain, the Northeast corner of said second mentioned tract of land which belongs to James L. Gilbert, in the boundary of said first mentioned tract of land which belongs to James L. Gilbert, marked by a witness pin (new), on the Southerly bank of said drain; thence generally with the center of said drain, and the boundary of said first mentioned tract of land which belongs to James L. Gilbert, as follows: N 16 deg. 13 min. 15 sec. E, 76.04 feet; thence, N 26 deg. 13 min. 04 sec. E, 78.63 feet; thence, N 11 deg. 25 min. 25 sec. E, 43.42 feet to a point in the center of said drain, a corner of said first mentioned tract of land which belongs to James L. Gilbert, marked by a witness pin (new), on the Easterly bank of said drain; thence, N 85 deg. 11 min. 00 sec. E, 375.38 feet, to the point of beginning, containing 2.64 acres, more or less, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 514 South Brown Street, Suite 600, Springfield, TN 37172, dated December 11, 2007.

Being the same property conveyed to James L. Gilbert and wife, Judith B. Gilbert by Warranty Deed dated November 7, 2007, from Abby G. Jones, now known as Abby G. Mason and husband, Ervin H. Mason, III, of record by Instrument No. 20071109-0132328 in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Abby G. Jones, a single woman, by Warranty Deed dated July 18, 2003, from William B. Jones and wife, Becky A. Jones, of record by Instrument No. 20030722-0102269, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **7810 Strawberry Hill Rd., Goodlettsville, TN 37072**

(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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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 **18th day of January, 2008.**

James L. Gilbert

Judith B. Gilbert

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 **James L. Gilbert and wife, Judith B. Gilbert** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this **18th day of January, 2008.**

Commission expires: August 23, 2011

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Daniel L. Wischhof Notary Public

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RETURN TO:
AmTitle & Escrow
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