File No. 280600628

20B

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,200.00

Christy L. Moss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2008.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES: November 7, 2011.
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 06/27/08 12:45 2 pgs
Fees:13.00 Taxes:437.34
20080627-0066583

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christy L. Moss	New South Federal Savings Bank	162-03 115.0
(NAME)	(NAME)	
4924 Olivia Drive	210 Automation Way	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35210	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Thomas F. Simpson and wife, Wanda L. Simpson**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Christy L. Moss, a married woman**, hereinafter called the grantee, 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 Lot No. 274 on the Plat of Colewood Acres, Section 4-A of record in Plat Book 4300, Page 105, Register's Office for Davidson County, Tennessee.

SAID Lot No. 274 fronts 80 feet on the East margin of Olivia Drive and extends back 128.9 feet on the North Line, and 130 feet on the South line to a line on the rear on which it measures 80 feet.

BEING the same property conveyed to Thomas F. Simpson and wife, Wanda L. Simpson by Warranty Deed dated May 23, 1974 and recorded May 30, 1974, from Bill Wheeler Construction Company, Inc., of record in Book 4819, Page 964, 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 subject to the following : Restrictive Covenants of record in Book 4515, Page, 1578, which do not contain nor are they accompanied by right of forfeiture or reversion of title; Plan of record in Plat Book 4300, Page 105, which shows an Owner's Certificate, certain notes, easements and setback lines, all of the Register's Office for Davidson County, Tennessee.

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 4924 Olivia Dr., Antioch, TN 37013
(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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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/our hands this 25th day of June, 2008.

Thomas F. Simpson

Wanda L. Simpson

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 Thomas F. Simpson and wife, Wanda L. Simpson 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of June, 2008.

Commission expires: November 7, 2011

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

Mary Birthright Notary Public

File Number: 280600628

RETURN TO:

AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072