WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2010.

Notary Public

MY COMMISSION EXPIRES: 8-23-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William H. Simpson	William H. Simpson	095 07 0 132.00
(NAME)	(NAME)	
4117 Hillsboro Road, Ste 103-205	4117 Hillsboro Road, Ste 103-205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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, Aubrey Hiam, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William H. Simpson, 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 and more particularly described as follows:

Being Lot No. 7 on the Plan of Merry Oaks, Section IV, as of record in Book 2330, Page 128, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 117.0 feet on the easterly line of Cloverdale Court and extends back 175.7 feet on the Northerly line and 178.50 feet on the Southerly line to a dead line in the rear on which it measures 80.7 feet.

Being the same property conveyed to Aubrey Hiam by Trustee's Deed from Shellie Wallace, Successor Trustee, which deed is dated February 22, 2010 and recorded as Instrument No. 20100226-0014661 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2010 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF MERRY OAKS, SECTION IV, OF RECORD IN BOOK 2330, PAGE 128, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 2703, PAGE 233, SAID REGISTER'S OFFICE, IF APPLICABLE.

unimproved ☐

This is improved ☑ property, known as 205 Cloverdale Court, Nashville, TN 37214
(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 1st day of March, 2010.

Aubrey Hiam

BILL GARRETT, Davidson County
Trans:T20100012011 DEEDWARR
Recvd: 03/01/10 14:43 2 pgs
Fees:13.00 Taxes:425.50
20100301-0015514

STATE OF TENNESSEE

COUNTY OF Davidson

On this 1st day of March, 2010, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Aubrey Hiam**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3-20-10

Deanie L. Gregory
Notary Public, Deanie L. Gregory

