BILL GARRETT, Davidson County
Trans:T20100077531 DEEDWARR
Recvd: 12/09/10 09:12 2 pgs
Fees:13.00 Taxes:910.20
20101209-0097930

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ~~ACTUAL~~ CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of December, 2010.

Notary Public

MY COMMISSION EXPIRES: 9/3/12

(AFFIX SEAL)

File No.: ALW-10-5233

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Simpson and Timothy Simpson	Franklin American Mortgage Company	155-15-A-126.00 CO
(NAME)	(NAME)	
5233 Beech Ridge Road	501 Corporate Centre Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	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, I/WE, **DOUGLAS CRAIG LADD AND WIFE, BARBARA ANN LADD**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **JESSICA SIMPSON AND HUSBAND, TIMOTHY SIMPSON**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 126, STONEMEADE, SECTION II, as shown on plat of record in Plat Book 7900, Page 525, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Douglas Craig Ladd and wife, Barbara Ann Ladd by Warranty Deed from Martha S. Weber, f/k/a Martha Jane Shafor, married (joined by her husband, Robert A. Weber), dated March 30, 2000, recorded in Instrument Number 20000403-0033090, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5233 Beech Ridge Road, Nashville, TN 37221
(House Number) (Street) (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 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), 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 hand(s) this 8th day of December, 2010.

Douglas Craig Ladd

Barbara Ann Ladd

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas Craig Ladd and Barbara Ann Ladd, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of December, 2010.

Notary Public
My Commission Expires: 9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171