BILL GARRETT, Davidson County
Trans:T20120061643 DEEDWARR
Recvd: 08/17/12 13:59 2 pgs
Fees:13.00 Taxes:230.51

20120817-0074032

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS $ 62,300.00.

Michael K. Simpson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF August 2012.

Howard M. Skipworth
NOTARY PUBLIC

HOWARD M. SKIPWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires JAN 9, 2016

THIS INSTRUMENT PREPARED BY
Howard M. Skipworth, Attorney, 6408 Clarksville Pike, P.O. Box 489, Joelton, Tennessee 37080

NAME & ADDRESS OF PROPERTY OWNER: NUMBERS:	SEND TAX BILLS TO:	MAP & PARCEL
Michael Kevan Simpson 459 Ewing Lane Nashville, Tennessee 37207	Michael Kevan Simpson 459 Ewing Lane Nashville, Tennessee 37207	06001001000

WARRANTY DEED

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I

MABLE HAYES, a single person,

Hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

MICHAEL KEVAN SIMPSON, a single person,

Hereinafter called the GRANTEE, his heirs and assigns, a certain tract of parcel or land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the plan of Aldrich Heights, Section II, of record in Book 2133, Page 128, Register's Office for Davidson County, Tennessee.

Said Lot No. 51 fronts 87.77 feet on the west side of Old Ewing Creek Road, and runs back between lines measuring 252 feet on the north line and 235.12 feet on the south line to the rear line measuring 135.96 feet thereon.

Being the same property conveyed to MABLE HAYES, by deed from GEORGE F. MCWHORTER JR., and WIFE, EDITH M. MCWHORTER, of record in Book 2740, Page 497.

Subject to all matters on Plat in Book 2133 , page 128, said Register's Office.

Subject to easement of record in Book 6695, Page 19, said Register's Office.

This improved property is known as 459 Ewing Lane, Nashville, Tennessee 37207.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereof belonging to the said GRANTEE, his heirs and assigns, forever. I do covenant with said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unemcumbered, except for those matters appearing of record and real property taxes. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, his 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 8th day of August, 2012.

Mable L. Hayes

MABLE HAYES

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, MABLE HAYES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of August, 2012

Howard M. Skipworth

NOTARY PUBLIC

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016

My Commission Expires: _____

NOTE TO REGISTER:

Upon recording, please return
the recorded instrument to
Howard M. Skipworth
Attorney at Law
P.O. Box 489
6408 Clarksville Pike
Joelton, TN 37080