WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/22/13 14:09 4 pgs
Fees:23.00 Taxes:1942.50
20130222-0018030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF Feb, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/6/13
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Earl F. Calfee, III	SAME	Map 56
(NAME)	(NAME)	Parcel 16
5295 Old Hickory Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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, **WILLIAM O. SIMPKINS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EARL F. CALFEE, III AND LISA RICHARDSON CALFEE, HUSBAND AND WIFE,** 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:

See Exhibit "A" attached hereto.

This conveyance is subject to 2013 real property taxes and all easements and restrictions of record.

Grantor warrants that the subject property has never been the marital residence of the Grantor's spouse and as such is not subject to any marital rights therein.

unimproved ☐

This is improved ☒ property, known as 5295 Old Hickory Boulevard, Nashville, Tennessee 37218
(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 12th day of February, 2013.

William O. Simpkins

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 William O. Simpkins, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of February, 2013.

Commission expires: 11/3/2015

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Beginning at a concrete monument in the Westerly margin of Old Hickory Boulevard, said monument being the Northeast corner of the property conveyed to Donna F. Keel by deed from Clarence E. Fagan, Sr. and wife, Annie Seay Fagan, of record in Book 5462, Page 167 of the Register's Office of Davidson County;

Thence, with Donna F. Keel's boundary, North 73° 54' 37" West 155.76 feet to a concrete monument;

Thence, South 21° 17' 32" West 480.62 feet to a concrete monument;

Thence, South 11° 43' 38" East 221.22 feet to an concrete monument in the Northerly margin of Pecan Valley Road (formerly Back Creek Road);

Thence, with the Northerly margin of Pecan Valley Road, South 76° 00' 04" West 246.80 feet to a concrete monument at the Southeast corner of the property conveyed to Wayne M. McInturff and wife, Emma S. McInturff, by deed from Clifford F. Simpkins and wife, Rosa M. Simpkins, of record in Book 4859, Page 355 of said Register's Office;

Thence, with McInturff's boundary, North 5° 04' 29" West 264.57 feet to a concrete monument;

Thence, South 86° 15' 31" West 535.0 feet to a concrete monument;

Thence, North 76° 29' 29" West 343.45 feet to a concrete monument;

Thence, North 4° 29' 54" East 269.60 feet to a 36-inch Oak tree at a fence corner said Oak tree being McInturff's Northeast corner and the Southeast corner of the property conveyed to James A. Lewis and wife, Hilda J. Lewis by deed from W.R. McIntruff of record in Book 4988, Page 827 of said Register's Office;

Thence, with Lewis' Eastern boundary and along an existing fenceline,

North 18° 29' 30" East 592.68 feet to a 30-inch Oak tree;

Thence, North 36° 13' 40" West 360.00 feet to an 18-inch Oak tree;

Thence, North 18° 14' 36" West 235.44 feet to a 24-inch Oak tree;

Thence, North 3° 11' 06" West 156.89 feet to a 24-inch Oak tree;

Thence, North 11° 05' 20" East 218.86 feet to concrete monument in the Southern boundary of the property conveyed to Robert E. Harwell by deed from Cornelia E. Turner and husband, Edwin B. Turner, of record in Book 1011, Page 30 of said Register's Office;

Thence, with Harwell's Southern boundary, South 87° 35' 30" East 871.02 feet to a 30-inch Walnut tree, said point being the Southwest corner of the property conveyed to George R. Tucker and wife, Ruth Tucker, by deed from S.L. Baker and wife, Bessie F. Baker, or record in Book 2902, Page 295, of said Register's Office;

Thence, with Tucker's Southerly boundary, South 67° 33' 26" East 1,368.05 feet to a concrete monument in the Westerly margin of Old Hickory Boulevard;

Thence, with Westerly margin of Old Hickory Boulevard, South 16° 30' 00" West 1,079.50 feet to the point of beginning, containing 69.65 acres, more or less.

Being the same property conveyed to William O. Simpkins by Affidavit of Heirship of record in Instrument No. 20011012-0111543, said Register's Office and also by deeds of record in Book 796, page 279, Book 954, page 463, Book 1298, page 599 and Book 1316, page 680, said Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Rebecca T Garland, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca T. Garland

State of Tennessee

County of Davidson

Personally appeared before me, Karen C Asplint, a notary public for this county and state, Rebecca T Garland, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

K C Asplint

Commission Expires: 7/6/15

