WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$15,500.00**

Affiant

Subscribed and sworn to before me this 20th day of March, 2013

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Joi Carmichael	SAME	081-06-0-308.00
1725 Simpkins Street		
Nashville, TN 37208	,	

Davidson County DEEDWARR
Recvd: 03/21/13 12:07 2 pgs
Fees:13.00 Taxes:57.35
20130321-0028031

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Doris M. Aubry**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joi Carmichael**, unmarried, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 4 and the westerly 22 feet of Lot No. 6 on the plan of Nashville Trust Company's Subdivision of the Fannie Wild Property, of record in Book 3, page 11, Chancery Court, and described according to survey made by Hal R. Swann, Jr., Surveyor, dated July 7, 1962, as follows:
BEGINNING at a point in the south margin of Simpkin Street, 150 feet east o f the easterly margin of 24th Avenue North; thence southerly, parallel to the margin of said Avenue, 199.5 feet to the common corner of Lots 3 and 4; thence easterly 115 feet 8 inches to a point in the line between Lots 6 and 7; said point being 22 feet east of the corner of Lots 4 and 6; thence northerly parallel to the line between said lots, 61 feet to the line between Lots 5 and 6; thence with the line between said lots westerly 22 feet to the east line of Lot No. 4; thence northerly with the line of the same, 138 feet to the south margin of Simpkin Street; thence with the margin of the same, westerly 93 feet 8 inches to the point of beginning.

Being the same property conveyed to Alfred J. Aubry and wife, Doris M. Aubry, by deed from Orville L. Randall and wife, Maude N. Randall, on October 4, 2062, of record in Book 3436, page 619, Register's Office for Davidson County, Tennessee. The said Alfred J. Aubry having died leaving property to Doris M. Aubry by right of survivorship.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 3, page 11, Register's Office Davidson County, Tennessee.

This is improved property known as: **1725 Simpkins Street, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 20, 2013.

Doris M. Aubry
Doris M. Aubry

STATE OF LOUISIANA
COUNTY OF ORLEANS

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Doris M. Aubry** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 20, 2013

My commission expires AT death

Robert G. Gostl

Notary Public

Robert G. Gostl
Notary Public - State of Louisiana
Jefferson Parish #50220
St. Charles Parish #87700
My commission is issued for life.

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY