WARRANTY DEED

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-20-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maurice Steven Simpson, Trustee and Karen Hyde Simpson, Trustee of The Maurice Steven Simpson and Karen Hyde Simpson Revocable Living Trust, dated March 7, 2000	Same as Owner	15006002900
(NAME)	(NAME)	BILL GARRETT, Davidson County Trans: T20130062918 DEEDWARR Recvd: 07/24/13 10:16 2 pgs Fees: 13.00 Taxes: 462.50
3853 Couchville Pike		
(ADDRESS)	(ADDRESS)	20130724-0076383
Hermitage, TN 37076		
(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, **William C. Orr Jr., unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Maurice Steven Simpson, Trustee and Karen Hyde Simpson, Trustee of The Maurice Steven Simpson and Karen Hyde Simpson Revocable Living Trust, dated March 7, 2000**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 7, on the plan of Section One, Percy Priest Meadows, of record in Plat Book 4675, Page 110, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to William C. Orr, Jr. and wife, Donna F. Orr by Deed from Alexander Krakovich and wife, Alla Krakovich, dated 03/25/1986 and filed for record on 03/26/1986 in Book 6813, Page 368, Register's Office for Davidson County, Tennessee. The said Donna F. Orr having since died on December 18, 2006, leaving William C. Orr, Jr. as surviving spouse and sole owner of said property.

All matters as set forth per Plat Book 4675, Page 110, said Register's Office.
Restrictions of record in Book 4815, Page 647, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2969 Cherry Hills Drive, Antioch, TN 37013
(House Number) (Street) (City of 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 GRANTEE(S), their heirs and/or 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/or 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 22nd day of July, 2013.

William C. Orr Jr.

State of Tennessee
County of Wilson

Personally appeared before me William C. Orr Jr., 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of July, 2013.

Notary Public _____
My Commission Expires: 9.2.2013

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON