WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles E. Simpson and wife, Kay D. Simpson	Charles E. Simpson	01500029300
(NAME)	(NAME)	
7810 Strawberry Hill Road	7810 Strawberry Hill Road	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130073366 DEEDWARR
Recvd: 08/26/13 09:50 2 pgs
Fees:13.00 Taxes:173.90

20130826-0089546

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, James L. Gilbert and Judith B. Gilbert, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES E. SIMPSON AND WIFE, KAY D. SIMPSON, 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:

LAND IN THE 1ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, more particularly described as follows, to-wit:

BEGINNING at an iron pin (new) the Southeast corner of a tract of land which belongs to Joel H. McClanahan, having a deed reference in Deed Book 5650, Page 788, Register's Office for Davidson County, Tennessee, said iron pin being located from an iron pin (new) in the Easterly margin of Wilkinson Road, the Southwest corner of said tract of land which belongs to Joel H. McClanahan, N 70 deg. 29 min. 55 Sec. E, 513,38 feet to the point of beginning, a corner of this tract, and continuing as follows: N 03 deg. 30 min. 00 sec. W, 34.89 feet to an iron pin (new) in the Easterly boundary of said tract of land which belongs to Joel H. McClanahan; thence with a new line, S 89 deg. 52 min. 07 sec. E, 352.07 feet to a point in the center of a drain, the Southwest corner of a tract of land which belongs to James L. Gilbert, having a deed reference in Instrument No. 20071109-132328 in the Register's Office for Davidson County, Tennessee, marked by a witness pin (new) on the Westerly bank of said drain; thence S 35 deg. 14 min. 27 sec. E, passing the Southeast corner of said tract which belongs to James L. Gilbert, and continuing in all 316.45 feet to an iron pin (new) in the center of Strawberry Hill Road; thence with the center of Strawberry Hill Road, as follows: S 46 deg. 40 min. 46 sec. W, 163.40 feet to an iron pin (new); thence with a curve to the left, having a radius of 200.95 feet, an arc distance of 69.96 feet, and a chord bearing of S 36 deg. 42 min. 22 sec. W, 69.60 feet to an iron pin (new); thence S 26 deg. 43 min. 58 sec. W, 9.14 feet to an iron pin (new) in the Southerly end of Strawberry Hill Road; thence S 54 deg. 50 min. 03 sec. E 17.69 feet to an iron pin (new) in the center of Old Strawberry Hill Road; thence with the center of Old Strawberry Hill Road, as follows: S 26 deg. 43 min. 58 sec. W, 200.95 feet to an iron pin (new); thence S 27 deg. 51 min. 29 sec. W, 75.79 feet to an iron pin (new); thence S 50 deg. 57 min. 51 sec. W, 103.78 feet to an iron pin (new); thence S 76 deg. 18 min. 39 sec. W, 130.50 feet to an iron pin (new); thence N 80 deg. 18 min. 40 sec. W, 38.71 feet; thence N 61 deg. 25 min. 53 sec. W, 39.45 feet; thence N 45 deg. 59 min. 00 sec. W, 71.95 feet; thence N 32 deg. 26 min. 11 sec., W, 62.78 feet; thence N 54 deg. 18 min. 21 sec., W, 9.94 feet to an iron pin (new) at the intersection of the Westerly end of Old Strawberry Hill Road and the Easterly margin of Wilkinson Road, thence N 06 deg. 03 min. 57 sec. W, 67.03 feet to an iron pin (new) in the Easterly margin of Wilkinson Road; thence with a new line as follows: S 54 deg. 18 min. 21 sec. E, 64.24 feet to an iron pin (new); thence S 32 deg. 26 min. 11 sec. E, 66.50 feet to an iron pin (new); thence S 45 deg. 59 min. 00 sec. E, 59.23 feet to an iron pin (new); thence S 61 deg. 25 min. 53 sec. E, 24.36 feet to an iron pin (new); thence S 80 deg. 18 min. 40 Sec. E, 20.05 feet to an iron pin (new); thence N 76 deg. 18 min. 39 sec. E, 108.91 feet to an iron pin (new); thence N 50 deg. 57 min. 51 sec., E, 82.32 feet to an iron pin (new); thence N 27 deg. 51 min. 29 sec. E, 11.86 feet to an iron pin (new); thence N 19 deg. 55 min .39 sec. W, crossing a drain, and continuing in all 653.42 feet to the point of beginning and containing 5.02 acres, as surveyed to Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz & Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, 37172, dated December 19, 2007.

Being a part of the same property conveyed to James L. Gilbert and wife, Judith B. Gilbert by Warranty Deeds dated November 7, 2007 from William K. Jones, Jr. and wife, Alanda Sue Jones of record in Instrument No. 20071109-0132326 and 20071109-0132327, Register's Office for Davidson County, Tennessee and further being the same property conveyed to James L. Gilbert and wife, Judith B. Gilbert by Quitclaim Deed of record as Instrument No. 20080122-0006457, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2013 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THE RIGHTS-OF-WAY OF STRAWBERRY HILL ROAD AND WILKINSON ROAD.

unimproved ☑

This is improved ☐ property, known as 5.02 acres Strawberry Hill Road, Goodlettsville, TN 37072

(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 our hands this 22nd day of August, 2013.

James L. Gilbert

Judith B. Gilbert

STATE OF TENNESSEE

*wife

COUNTY OF Davidson

On this 22nd day of August, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James L. Gilbert and Judith B. Gilbert**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Notary Public, DEANIE L. GREGORY

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:
DEANIE L. GREGORY, ATTORNEY
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115