WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130104302 DEEDWARR
Recvd: 12/13/13 13:24 2 pgs
Fees: 13.00 Taxes: 203.50
20131213-0126421

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13TH DAY OF DECEMBER 2013.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ROBBIN TERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
1550 N. Mt. Juliet Road, Ste 110, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike Peden	Mike Peden	07009001000
(NAME)	(NAME)	
3507 Central Ave.	3507 Central Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Dorothy J. Simpkins, sole heir at law of Homer Sloan Simpkins, deceased,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mike Peden, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Peden (CB)

TRACT ONE - (2500 Alpine Avenue)

Land in Davidson County, Tennessee, being a parcel of land in the southwest part of Lot No. 20 of Alpine Terrace Subdivision, as shown by a map entered in Book 421, page 131, Register's Office for said County, and more particularly described as follow:

Beginning at a stake in the north margin of Powell Street at its intersection with the east margin of Alpine Avenue, running thence with said Avenue in a northerly direction 50 feet to a stake; thence at right angles with said Avenue in an easterly direction 175 feet to a stake in the west margin of a 15-foot alley; thence with said alley in a southerly direction 50 feet to a stake marking a bend in the alley; thence with said alley in a direct southerly direction 65 feet to a stake in the north margin of Powell Street; thence with said street in a westerly direction 163 feet to the point of beginning.

Being the same property conveyed to Homer Simpkins and wife, Evelyn J. Simpkins by deed from Freamon Edward Hudgins and wife, Barbara Ann Hudgins, of record in Book 3794, page 362, in the Register's Office for Davidson County, Tennessee. The said Evelyn June Simpkins having pre-deceased (04.25.1994) Homer Simpkins, having died April 6, 2001, property vests to Dorothy J. Simpkins, sole heir-at-law of Homer Simpkins, deceased.

TRACT TWO - (3206 Powell Avenue)

Land in Davidson County, Tennessee, being part of Lot No. 20 on the plan of Alpine Terrace Subdivision of record in Plat Book 421, page 131, said Register's Office to which plan reference is hereby made for a more complete description thereof.

Beginning at a stake marking the northern boundary of Powell Street with above East Lane, thence north with the west margin of said lane 280 feet to a stake in the south margin of Pfeiffer Street; thence west with said street 90 feet to a stake in the center of a wet weather branch thence south 150 feet to a stake; thence west 40 ½ feet to a stake in the east margin of a 15-foot alley; thence south with said alley south 47 ½ fee to to a stake marking a slight bend in the alley; thence south with said alley; thence south with said alley 69 ½ feet at right angles with Powell Street to a stake; thence with said street east, 106 feet, to a stake in southeast corner of lot no. 20, the point of beginning.

Being the same property conveyed to Homer Simpkins and Dorothy J. Simpkins, as tenants in common with a right of survivorship, by deed from Randal S. Bennett and Sherry D. Fellers, Co-Executors, Charles B. Bennett, Howard T. Bennett, Johnny W. Bennett, Helen Price, David R. Bennett, Sandra Carrington, heirs at law, under the Last Will and Testament of George L. Bennett, deceased, of record in Book 10638, page 872, Register's Office of Davidson County, Tennessee. The said Homer Simpkins having died April 6, 2001, the property is now vested in Dorothy J. Simpkins as the surviving tenant in its entirety.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2500 Alpine Ave, Nashville, TN 37218

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, has 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 3rd day of December, 2013.

Dorothy J. Simpkins

Dorothy J Simpkins

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Dorothy J Simpkins**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of December 2013.

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014

Notary Public

My commission expires:

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122