WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150014601 DEEDWARR
Recvd: 02/27/15 14:46 2 pgs
Fees:13.00 Taxes:517.63

20150227-0017271

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/24/17

(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
Christopher Elliott Simpson	New Owner	098-05-0-094.00
(NAME)	(NAME)	
5072 Bell Road		
(ADDRESS)	(ADDRESS)	
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, we, **Pamela J. Whittig Barton and Randy L. Barton, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Christopher Elliott Simpson and Amanda Nicole Simpson, husband and wife**, 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 located in Davidson County, Tennessee, being Lot No. 218 on the plan of Revision of Lots 216 through 219, Section 7, Lake Park Subdivision, of record in Book 5060, Page 22, Register's Office for said County.

Said Lot No. 218 fronts 87.5 feet on the northerly margin of Bell Road and extends back 227.81 feet on the easterly line and 237.31 feet on the westerly line to a dead line in the rear, measuring 88.06 feet thereon.

Being the same property conveyed to Pamela J. Wittig, unmarried by Warranty Deed from Lilyane M. Blume Shapard and husband, Allen M. Shapard, dated 06/20/1996, recorded 06/25/1996 of Record in Book 10097, Page 784, in the Register's Office of Davidson County, Tennessee.

Pamela J. Whittig Barton and Pamela J. Wittig are one and the same person.

Subject to All matters shown on the plat of record as Plat Book 5060, Page 22; Covenants, conditions, easements and restrictions recorded of Record in Book 5057, Page 436, in the Register's Office of Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

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 5072 Bell Road, Hermitage, TN 37076

(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 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 our hands this 18th day of February, 2015.

X _____
Pamela J. Whittig Barton

X _____
Randy L. Barton

State of Tennessee
County of Wilson

Personally appeared before me Pamela J. Whittig Barton and Randy L. Barton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of February, 2015.

_____
Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

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