WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150028800 DEEDWARR
Recvd: 04/16/15 15:29 3 pgs
Fees:18.00 Taxes:688.20

20150416-0033928

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Makenzie L. Williams	Movement Mortgage	136-05-OA-048.00
(NAME)	(NAME)	
2976 Harbor Lights Dr.	841 Seahawk Cir.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Virginia Beach, VA 23452	
(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, **George H. Simpson and Kimberly M. Simpson, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Makenzie L. Williams, unmarried**, 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 all of Lot 28,on the Plan of Bayview Estates, Phase Two, of record in Plat Instrument No. 200006090057633, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to George H. Simpson and Kimberly M. Simpson, wife and husband by Warranty Deed from NVR, Inc., a Virginia Corporation, successor by Merger to Fox Ridge Homes, Inc., dated 3/22/2002 and recorded 3/28/2002 of record in Instrument No. 20020328-0038199, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Instrument No. 200006090057633, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded of Record in Book 10323, Page 55 as amended of record in Book 10727, Page 268, Book 11019, Page 911, Book 11251, Page 126 and of Record in Book 11271, Page 163, in the Register's Office for Davidson County, Tennessee.

Easement to BellSouth of record in Book 11762, Page 271, Book 3708, Page 237, Book 7830, Page 233, Book 10085, Page 576 and Book 10339, Page 233, in the Register's Office for Davidson County, Tennessee.

Landscape Easement of record in Book 10339, Page 298, in the Register's Office for Davidson County, Tennessee.

Quit Claim of Common Areas recorded of record in Instrument No. 20000710-0068261, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

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 2976 Harbor Lights Drive, Nashville, TN 37217

(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 15th day of April, 2015.

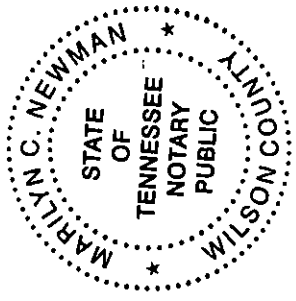
George H. Simpson

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George H. Simpson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of April, 2015.

Notary Public
My Commission Expires: 8-14-15



RETURN TO: Rudy Title & Escrow, LLC 2021 21st Avenue South, Nashville, TN 37212

File No.: 01288-25353
SMG TN Warranty Deed

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 2976 Harbor, Nashville, TN 37217
(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 15th day of April, 2015.

Kimberly M. Simpson

State of Missouri
County of St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly M. Simpson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of April, 2015.

Notary Public
My Commission Expires: 6/10/18

DENNIS KRAZL
Notary Public, Notary Seal
State of Missouri
St. Louis County
Commission # 14626039
My Commission Expires June 10, 2018

RETURN TO: Rudy Title & Escrow LLC 2021 21st Avenue South, Nashville, TN 37212

File No.: 01288-26353
SMG TN Warranty Deed