WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,900.00

Kathleen A. Bean
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Kathy [illegible]
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY [illegible]
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 8, 2018

BILL GARRETT, Davidson County
Trans: T20150031222 DEEDWARR
Recvd: 04/24/15 11:13 2 pgs
Fees: 13.00 Taxes: 221.63
20150424-0036865

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Paula Ann Stell	SAME	Map 67
(NAME)	(NAME)	
4505 Little Marrowbone Road		Parcel 29
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **WILLIAM ORINN SIMPKINS, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAULA ANN STELL,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property Description

W.O. Simpkins Property
Property Map 67; Parcel 29
Nashville, Davidson County, Tennessee

Beginning at an existing iron pin set in concrete, said pin being in the northerly right of way of the Nashville-Ashland City Railroad, and said iron pin being the southeast corner of the property conveyed to Herman S. and Marie E. Williams by deed of record in Book 9016, Page 323 in the Register's Office for Davidson County, Tennessee;

Thence, with William's easterly boundary, North 00° 34' 25" West, 54.02 feet to an iron pin set in concrete, said pin being located in the southerly margin of Hydes Ferry Pike (S.R. 12);

Thence, with the southerly margin of Hydes Ferry Pike, North 84° 48' 09" East, 211.42 feet to an iron pin set in concrete, said pin being located in the westerly margin of Old Hickory Boulevard;

Thence, with the westerly margin of Old Hickory Boulevard, South 03° 10' 48" East, 115.61 feet to an iron pin, said iron pin being located in the northerly right of way of the Nashville-Ashland City Railroad;

Thence, with the northerly right of way of the Nashville-Ashland City Railroad, along a curve to the left (Radius = 1,970.01 feet) a distance of 220.59 feet, to the point of beginning, containing 0.404 acres, more or less.

Being the remaining portion of the property conveyed to W.O. Simpkins by deed of record in Book 1849, Page 15, Register's Office for Davidson County, Tennessee. A total of 3409 square feet of the subject property transferred in Deed Book 1849, Page 15, was sold in fee simple to the State of Tennessee for construction of improvements to the intersection of Old Hickory Boulevard and Hydes Ferry Pike, State Project 19036-2213-14.

Property Description updated this 8th day of April, 2015 by William M. Keel, R.L.S. #990.

This conveyance is subject to 2015 real property taxes and all easements and restrictions of record.

unimproved X
This is improved _ property, known as 5105 Ashland City Highway, Nashville, TN 37218
(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 my hand this 23 day of April, 2015.

WILLIAM ORINN SIMPKINS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Orinn Simpkins, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23 day of April, 2015.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public