BILL GARRETT, Davidson County
Trans:T20150066628 DEEDWARR
Recvd: 08/11/15 09:47 2 pgs
Fees:13.00 Taxes:444.00
20150811-0080165

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 7th day of August, 2015, by and between Ralph Simpson, party of the first part, and Van Pinnock and Theodora Pinnock, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING Lot No. 11 on the Map of E. T. Holman's Subdivision of Lots Nos. 41, 42 and 43 of the Boyd McNairy Tract, as of record in Book 161, Page 2, Register's Office for said County.

SAID Lot No. 11 fronts 50 feet on the Southerly side of Heiman, formerly Bosley Street and run back between parallel lines, with the westerly margin of an alley, 150 feet to an alley in the rear.

Being all or part of the same property conveyed to Ralph Simpson by virtue of that certain Installment Deed dated July 12, 1983, at Book 6093, Page 263 in the Register's Office of Davidson County, Tennessee.
Seller warrants that this property has not been sued as his primary residence.

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 assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Ralph Simpson

Ralph Simpson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Ralph Simpson , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of August, 2015.

Memorie White
Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Van Pinnock and Theodora Pinnock

Tax Parcel No 18114002800

Property Address: 2513 Heiman Street
Nashville, TN 37208

MAIL TAX
BILLS TO: mr.+mrs. Van Pinnock
3913 Genera Cir.
Nashville, TN 37209

STATE OF TENNESSEE
COUNTY OF Dickson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $120,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Megan E. Oakley
AFFIANT

SUBSCRIBED AND SWORN TO before me this 7th day of August, 2015.

Notary Public

My Commission Expires:

CISSY L. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 11-21-2017