BILL GARRETT, Davidson County
Trans:T20150067582 DEEDWARR
Recvd: 08/12/15 16:00 2 pgs
Fees:13.00 Taxes:333.00
20150812-0080929

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of August, 2015.

Notary Public

My commission expires: 7-2-2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joshua Simon	New Owner	
1509 Jones Avenue		07205012500
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MALCOLM MIMMS AND WIFE, PAULA MIMMS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA SIMON, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Dr. E.T. Brown's Subdivision of the J.B. King Land of record in Plat Book 332, Page 69, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the south margin of Trinity Lane 309.6 feet east of the east right of way line of L & N railroad; thence southerly 321.8 feet to a point; thence south 70 deg. 05' east 77.4 feet to a point; thence northerly 345 feet to the south margin of Trinity Lane; thence with the margin of the same westerly 75 feet to the beginning.

Being the same property conveyed to M & M Properties, a Limited Liability Company by Warranty deed from Larry Lee Kessler, a single person of record in Instrument No. 20040729-0091089 Register's Office for Davidson County, Tennessee, dated July 23, 2004 and recorded on July 29, 2004. See Scrivener's Affidavit to correct the Grantee names to be Malcolm Mimms and wife, Paula Mimms, recorded as Instrument No. 20150806-0078558, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 1014 East Trinity Lane, Nashville, TN 37207.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further

covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of August, 2015.

Malcolm Mimms

Paula Mimms

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Malcolm Mimms and Paula Mimms, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of August, 2015.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018