G#27748-5

Box#14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150082136 DEEDWARR
Recvd: 09/28/15 09:15 2 pgs
Fees:13.00 Taxes:192.40
20150928-0098020

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$52,000.00**.

Todd Bradley
Affiant

Subscribed and sworn to before me, this the 25th day of September, 2015.

Notary Public

My commission expires:
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Richard Todd Bradley **Tracy Lynn Bradley**	**New Owner**	**03800011200**
6014 Old Hickory Boulevard		
Whites Creek, TN 37189		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Albert Harold Simpkins, an un-remarried widower

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard Todd Bradley and Tracy Lynn Bradley, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, the 14th, formerly the 24th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the center of Old Hickory Boulevard, 585 feet Northeast from beginning of the J.D. Newell and wife, Nonnie V. Newell, property, said point of the Newell property beginning is a point in the fork of the Old Hickory Boulevard and Eaton Creek Road; thence, South 42 degrees 45' East 768 feet to a point in the corner of the H.F. Smith and wife, Charlene Smith and J.D. Newell and wife, Nonnie V. Newell property; thence, South 15 degrees East 245 feet to an iron pin in the center of Eaton Creek Road; thence, North 88 degrees 50' West 156 feet to an iron pin at the South side of Eaton Creek Road; thence, North 55 degrees 15' West 480 feet to an iron pin in Eaton Creek Road; thence, North 46 degrees 15' East 112 feet to an iron pin; thence, North 42 degrees 45' West 388 feet to an iron pin in center of Old Hickory Boulevard; thence, North 50 degrees East 65 feet to a point in Old Hickory Boulevard; thence, North 44 degrees East 135 feet to an iron pin in the center of Old Hickory Boulevard, to the point of BEGINNING, containing 4.3 acres more or less, the above described property part of Tract 1; and Tract 2; being a certain parcel of land in the 13th, formerly 23rd and 14th, formerly 24th Civil Districts of Davidson County, Tennessee, and being the same property described in Book 1260, page 394, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Albert Harold Simpkins and wife, Lillian Irene Simpkins, by Warranty Deed dated June 19, 1959, from James G. Henderson and wife, Edna Lee B. Henderson, of record in Book 2923, Page 473, Register's Office for Davidson County, Tennessee. Said interest is now vested in Albert Harold Simpkins as surviving tenant by the entirety, the said Lillian Irene Simpkins died January 10, 2001.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor herein.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

This is improved (_x_) Unimproved (____) property, known as **6014 Old Hickory Boulevard, Whites Creek, TN 37189**

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 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/our hand(s) this **25th** day of **September, 2015.**

Albert Harold Simpkins

Albert Harold Simpkins

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Albert Harold Simpkins,** the within named seller, 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 **25th** day of **September, 2015.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires:_____