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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150084295 DEEDWARR
Recvd: 10/02/15 15:57 2 pgs
Fees:13.00 Taxes:1110.00
20151002-0100759

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Margaret F. Odle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2015

Notary Public
MY COMMISSION EXPIRES: 5/8/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Margaret F. Odle	Margaret F. Odle	05600003300
(NAME)	(NAME)	
5144 Ashland City Hwy.	5144 Ashland City Hwy.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **W. L. Simpkins, Jr. and Nancy H. Simpkins, husband and wife** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Margaret F. Odle, unmarried,** 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 Civil District of Davidson County, Tennessee, described according to an unrecorded survey by Ernest Medlin, RLS #283, dated September 18, 1995, as follows:

Tract One:
Beginning in the Northerly margin of Ashland City Highway, State Route 12, the Southwest corner of this tract and the Southeast corner of a tract of land known as Map 67, Parcel 24, Tax Records of Davidson County, Tennessee; thence proceeding in a Northerly direction along a line North 15 deg. 55' 48" West for a distance of 407.84 feet to a point; thence along a line South 62 deg. 20' 25" West for a distance of 10 feet to a point; thence along a line North 15 deg. 15' 48" West for a distance of 161.0 feet to a point; thence along a line South 62 deg. 17' 48" West for a distance of 188.25 feet to a point; thence along a line North 15 deg. 40' 49" West for a distance of 974.04 feet to a point; thence along a line North 88 deg. 52' 33" West for a distance of 259.88 feet to a point; thence along a line North 64 deg. 37' 41" East for a distance of 458 .08 feet to a point; thence along a line South 15 deg. 40' 49" West for a distance of 848.0 feet to a point; thence along a fine South 03 deg. 00' 41" West for a distance of 73.39 feet to a point; thence along a line South 83 deg. 30' East for a distance of 70.0 feet to a point: thence along a line South 15 deg. 55' 48" East a distance of 695.00 feet to a point located in the Northerly margin of mentioned Ashland City Highway; thence along said right of way margin of said Highway, South 69 deg. 38' 34" West a distance of 50 .0 feet to the point of beginning, and containing 6.1 acres, more or less.

Tract Two:
Beginning in the Northerly margin of Ashland City Highway, State Route 12, said point being 50 feet East of the Southeast comer of a tract of land known as Map 67, Parcel 24, Tax Records of Davidson County, Tennessee ; thence proceeding in a Northerly direction along a line North 15 deg. 55' 48" West for a distance of 695.00 feet to a point; thence along a line North 83 deg. 30' West for a distance of 70.0 feet to a point; thence along a line North 03 deg. 00' 41" East for a distance of 73.39 feet to a point; thence along a line North 15 deg. 40' 49" West for a distance of 848.0 feet to a point; thence along a line North 64 deg. 37' 41" East for a distance of 21.52 feet to a point: thence along a line North 63 deg. 39' 26" East for a distance of 110.92 feet to a point; thence along a line South 29 deg. 13' 27" East for a distance of 381.12 feet to a point; thence along a line South 21 deg. 36' 51" East for a distance of 421.84 feet to a point; thence along a line South 02 deg. 00' West for a distance of 200.0 feet to a point; thence along a line South 21 deg. 00' West a distance of 185.00 feet to a point; thence along a line South 15 deg. 55' 48" East a distance of 530.0 feet to a point located in the Northerly margin of mentioned Ashland City Highway; thence along said right of way margin of said Highway, South 69 deg. 38' 34" West a distance of 50.0 feet to the point of beginning and containing .5.8 acres, more or less.

Tract Three:
Beginning in the Northerly margin of Ashland City Highway, State Route 12, said point being 100 feet East of the Southeast corner of a tract of land known as Map 67, Page 24, Tax Records of Davidson County, Tennessee; thence proceeding in a Northerly direction along a line North 15 deg. 55' 48" West for a distance of 530.00 feet to a point; thence along a line North 21 deg. 00' East a distance of 185.00 feet to a point; thence along a line North 02 deg. 00' East for a distance of 200.0 feet to a point; thence along a line North 21 deg. 36' 51" West for a distance of 421.84 feet to a point; thence along a line South 29 deg. 13' 37" East for a distance of 775.0 feet to a point: thence along a line South 10 deg. 47' 05" East a distance of 515.43 feet to a point located in the Northerly margin of mentioned Ashland City Highway; thence along said right of *way* of said Highway, South 69 deg. 38' 34" West a distance of 263.76 feet to the point of beginning and containing 5.0 acres, more or less.

The above referenced tracts were combined under one Map/Par Number by Instrument of record in Instrument

Omar Charles and wife, Ercell Charles, of record in Book 1630, Page 23, Register's Office for Davidson County, Tennessee. Laura Jeane Simpkins predeceased W. Louis Simpkins, and he acquired her interest in said property as the surviving tenant by the entirety. W. Louis Simpkins died testate on November 19, 2002, and W. L. Simpkins, Jr. and Gilbert Venance Simpkins acquired equal shares in said property according to the Last Will and Testament of W. Louis Simpkins, filed of record in the Probate Court Clerk's Office for Davidson County, Tennessee, being Docket No. 03P-301.

The above referenced tracts were combined under one Map/Par Number by Instrument of record in Instrument No. 20050513-0054427, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5144 Ashland City Hwy., 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/our hands this 30th day of September, 2015.

W. L. Simpkins, Jr.

Nancy H. Simpkins

State of Tennessee
County of Davidson Sumner

Personally appeared before me W. L. Simpkins, Jr. and Nancy H. Simpkins, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of September, 2015.

Notary Public
My Commission Expires:

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

File No.: 15-Odle