This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20160020649 DEEDWARR
Recvd: 03/14/16 13:44 2 pgs
Fees: 13.00 Taxes: 902.80
20160314-0024024

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $244,000.00.

Affiant

Subscribed and sworn before me this the 8th day of March, 2016.

Notary Public
My commission expires: 1-8-19

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Daniel Simpkins 3925 Kingswood Ave Nashville, TN 37216	New owner	061-15-0-284.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NATASHA N. NOACK, AN UNMARRIED WOMAN AND DONNA L. NOACK, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DANIEL M. SIMPKINS AND HELEN SIMPKINS, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 82 and the Southerly half of Lot 83, on the Plan of M. N. Young's Inglewood Annex, a Resubdivision of Lots 1-2-3 and 4 of record in Plat Book 547, Page 197, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 82 and part of Lot 83 front 69 feet 11 inches on the Westerly side of "B" Street and run back 175 feet 1-1/2 inches on the Southerly line and 175 feet 3-1/2 inches on the Northerly line to a dead line and shows 72 feet thereon.

Being the same property conveyed to Natasha N. Noack, an unmarried woman and Donna L. Noack, an unmarried woman by Warranty deed from Veda M. Spears of record in Instrument No. 20091027-0098786 Register's Office for Davidson County, Tennessee, dated October 22, 2009 and recorded on October 27, 2009.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3925 Kingswood Ave, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 8th day of March, 2016.

Natasha N. Noack
By Jay Nelson As Attorney In Fact

Donna L. Noack
By Jay Nelson As Attorney In Fact

STATE OF TN
COUNTY OF Williamson

On this 8th day of March, 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared Jay Nelson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Natasha N. Noack, by Specific Power of Attorney dated February 24, 2016, and who acknowledged that he executed the same as the free act and deed of Natasha N. Noack.

Witness my hand and official seal this 8th day of March, 2016.

My Commission Expires:
9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Williamson

On this 8th day of March, 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared Jay Nelson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Donna L Noack, by Specific Power of Attorney dated February 25, 2016, and who acknowledged that he executed the same as the free act and deed of Donna L Noack.

Witness my hand and official seal this 8th day of March, 2016.

My Commission Expires:
9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY