BILL GARRETT, Davidson County
Trans:T20160027089 DEEDWARR
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Fees:13.00 Taxes:551.30
20160404-0031888

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,000.00

Affiant

Subscribed and sworn to before me, this 28TH DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Justin W. Simpson, single man | Same as new owner | 03300015800 |
| | (NAME) | |
| 1258 Lowes Lane | | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we William S. Warren, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Justin W. Simpson, single man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AS DESCRIBED IN A SURVEY BY G. BARRY GREER, SURVEYOR, DATED AUGUST 31, 1971, AS FOLLOWS:

BEGINNING AT A POINT ON LOWES LANE CORNER TO UNDERWOOD; THENCE WITH UNDERWOOD'S LINE N 05 DEGREES 12' EAST 465.9 FEET TO A STONE; THENCE N 83 DEGREES 34' W 239.3 FEET TO A CORNER POST; THENCE N 04 DEGREES 26' E 349.6 FEET TO A FENCE CORNER; THENCE S 77 DEGREES 34' E 258.4 FEET TO A POINT; THENCE S 02 DEGREES 17' E 782.5 FEET TO THE EDGE OF LOWES LANE; THENCE RUNNING PARALLEL WITH LOWES LANE W 115.00' TO THE POINT OF BEGINNING, CONTAINING 3.0 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM S. WARREN, UNMARRIED, BY DEED FROM KENNETH W. GOBER AND WIFE, BESSIE M. GOBER, OF RECORD IN INSTRUMENT NO. 20130816-0086444, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1258 Lowes Lane, Goodlettsville, TN 37072
(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 hand(s) this 28th day of March, 2016.

**WARRANTY DEED**
(Continued)

William S. Warren, unmarried

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William S. Warren, unmarried, the herein bargainor(s), 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, this the 28th day of March, 2016.

Notary Public

My Commission Expires: 08-20-19

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072