BILL GARRETT, Davidson County
Trans: T20160054207 DEEDWARR
Recvd: 06/24/16 14:40 2 pgs
Fees: 13.00 Taxes: 3607.50
20160624-0064846

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $975,000.00.

Brian Mitchell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd day of June, 2016.

Dana Delworth
NOTARY PUBLIC

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Whiskey Dust Land Trust and Uber Turbo Land Trust	new owner	05312024100
(NAME)	(NAME)	
613 Lakemeade Pt.		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Glenda D. Simpson and husband, Jim Simpson,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Beth Sabbagh, as Trustee of the Whiskey Dust Land Trust as to a 1/2 interest, and Beth Sabbagh, as Trustee of the Uber Turbo Land Trust as to a 1/2 interest**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 204, The Villas of Lakemeade, Phase Two, as shown on plat of record in Plat Book 7900, Page 983, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Glenda D. Simpson and husband Jim Simpson by deed from Glenda D. Simpson, dated 12/16/2011, of record in Instrument No. 20111227-0101063, Register's Office of Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 613 Lakemeade Pt., Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject

to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 22nd day of June, 2016.

Glenda D. Simpson

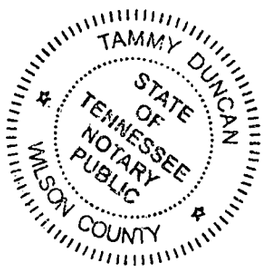
Jim Simpson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Glenda D. Simpson and Jim Simpson, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of June, 2016.

Notary Public
My Commission Expires: 4/17/19



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122