BILL GARRETT, Davidson County
Trans:T20160056734 DEEDWARR
Recvd: 07/05/16 09:03 3 pgs
Fees:18.00 Taxes:1657.60

20160705-0068102

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
767823 1035568
Rachael Luby

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO: Pinnacle Bank	MAP PARCEL NUMBERS 171040A026.00
(NAME) Frederick J. Lewis, Jr.	(NAME) P.O Box 331678	
(STREET ADDRESS OR ROUTE NUMBER) 5232 Almadale Cr.	(STREET ADDRESS) Murfreesboro, TN 37133	
(CITY) (STATE) (ZIP) Brentwood, TN 37027	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Steven E Simpson and Kelsi O. Simpson, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Frederick J. Lewis, Jr. and Sarah Jane Lewis, * the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

* Husband and Wife

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF Williamson The actual consideration or value whichever is greater, for this transfer is $ 448,000.00

Affiant _____

Subscribed and sworn to before me this the 24th day of June, 2016.

Notary Public ✓ _____

My commission expires: ✓
7-16-18 (Affix Seal)

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

This is unimproved ( ), known as 5232 Almadale Circle, Brentwood, TN 37027

improved (A)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 26th day of April, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X _____
Steven E. Simpson

X Kelsi O. Simpson
Kelsi O Simpson

STATE OF TN
COUNTY OF Hancock

Personally appeared before me, Candy Lamb, a Notary Public in and for said County and State, Steven E. Simpson, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that Steven executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of April, 2016.

✓ Candy Lamb
Notary Public
My Commission Expires: ✓ 01-17-18

(This area for official notarial seal)
CANDY LAMB
STATE OF TENNESSEE NOTARY PUBLIC
HANCOCK COUNTY

STATE OF TN
COUNTY OF Hancock

Personally appeared before me, Candy Lamb, a Notary Public in and for said County and State, Kelsi O. Simpson, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that Kelsi executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of April, 2016.

✓ Candy Lamb
Notary Public
My Commission Expires: ✓ 01-17-18

(This area for official notarial seal)
CANDY LAMB
STATE OF TENNESSEE NOTARY PUBLIC
HANCOCK COUNTY

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Section One, Brownstone, R40 Residential P.U.D. of record in Plat Book 9700, Page (s) 496 and 497, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven E. Simpson and Kelsi O. Simpson, husband and wife by Warranty deed from Pulte Homes Tennessee Limited Partnership of record in Instrument No. 20010803-0082893 Register's Office for Davidson County, Tennessee, dated July 12, 2001 and recorded on August 03, 2001.