Davidson County	DEEDWARR
Recvd: 07/08/16 12:53	4 pgs
Fees:22.00 Taxes:0.00	
20160708-0070123	

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to: Paula N. Sims, 5309 Kimsaw Circle, Antioch, TN 37013

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Paula N. Sims	Paula N. Sims	183-05-0A-240.00
5309 Kimsaw Circle	5309 Kimsaw Circle	
Antioch, TN 37013	Antioch, TN 37013	

190654

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

$50.00 SA

FOR VALUABLE CONSIDERATION OF ~~Ten and 00/100 Dollars ($10.00)~~ and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, PAULA N. SIMS, now married, and joined by her husband, WERT BAZILE, hereinafter referred to as "Grantor", has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto PAULA N. SIMS, married, as sole owner, hereinafter referred to as "Grantee", whose mailing address is 5309 Kimsaw Circle, Antioch, TN 37013, her heirs and assigns forever, the following property being situated and located in the County of Dvidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 536 on the Plan of October Woods, Phase 5, Section 8, of record in Instrument Number 19991214-0303097, and in Instrument Number 19991214-0303098, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

TAX ID NO.: 183-05-0A-240.00

BEING the same property conveyed to Paula N. Sims, unmarried, by Deed dated November 23, 2011 and recorded December 1, 2011, of record in Instrument Number 20111201-0093502, in the Register's Office of Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121:
The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 5309 Kimsaw Circle, Antioch, TN 37013.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, her successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 24th day of June, 2016.

PAULA N. SIMS

WERT BAZILE

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that PAULA N. SIMS, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing her name(s), on this 24 day of June, 2016.

Notary Public Althea Myers
My Commission expires:
03/03/2020

ALTHEA MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that WERT BAZILE, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his name(s), on this 24 day of June, 2016.

Notary Public Althea Myers
My Commission expires:
03/03/2020

ALTHEA MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 50.00~~10.00~~, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

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

Notary Public
My Commission expires: 3/3/2020
Althea Myers

ALTHEA MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

True Copy Certification

I, Jessica Allen, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law.

Signature

State of California

County of Orange

Personally appeared before me Alfonso Sanchez Jr., a notary public for this county and state, Jessica Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Jun 28, 2017
Notary' Seal (if on paper)

ALFONSO SANCHEZ JR.
Commission # 2031412
Notary Public - California
Orange County
My Comm. Expires Jun 28, 2017