WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160068170 DEEDWARR
Recvd: 08/08/16 10:01 2 pgs
Fees:13.00 Taxes:3885.00
20160808-0081919

Y-VRES-16-3423-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Van E. Hedges and Mary V. Hedges	New Owner	
(NAME)	(NAME)	**117-7-109.00**
3423 Hopkins Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERIN K. SIMPKINS, TRUSTEE OF THE SIMPKINS FAMILY TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VAN E. HEDGES AND MARY V. HEDGES, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the north half of Lot No. 152 on the map of the North Part of Noel's Subdivision of Watkins Grove, of record in Plat Book 547, Page 156, Register's Office for said County.

Said north half of Lot 152 fronts 100 feet on the westerly side of Hopkins Street, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Erin K. Simpkins, Trustee for the Simpkins Family Trust by Quitclaim Deed from Otto Kent Simpkins and Erin Kenny Simpkins, recorded June 2, 2015 in Instrument No. 20150602-0061311 and being the same property conveyed to Otto Kent Simpkins and Erin Kenny Simpkins, husband and wife, by Warranty Deed from The Acorn Group, LLC, recorded December 28, 2011 in Instrument No. 20111228-0101412, Register's Office for Davidson County, Tennessee. Otto Kent Simpkins and Erin K. Simpkins join in the execution of this instrument for the purpose acknowleding, consenting and conveying any and all interest they may individually have in said propety.

This conveyance is subject to:
- Subject to 2016 County Taxes.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 156, Register's Office for Davidson County, Tennessee.
- Subject to Covenants, Conditions and Restrictions recorded in Book 1454, Page 442, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3423 Hopkins Street, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 5th DAY OF AUGUST, 2016.

The Simpkins Family Trust

BY: _____
Erin K. Simpkins
Trustee

_____
Otto Kent Simpkins

_____
Erin K. Simpkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIN K. SIMPKINS, TRUSTEE of THE SIMPKINS FAMILY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 5th of August, 2016.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5th of August, 2016.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 5th of August, 2016.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212