Davidson County DEEDWARR Recvd: 08/24/16 09:03 4 pgs Fees:23.00 Taxes:481.00 **20160824-0088380**	STATE OF TENNESSEE ~~Texas~~ GA COUNTY OF Travis The actual consideration or value, whichever is greater, for this transfer is 130,000.00 Rebecca C. Stern Affiant Subscribed and sworn to before me, this 16th day of August, 2016. Gina Marques Notary Public My commission expires: 2/22/17

GINA MARQUES
Notary Public, State of Texas
Comm. Expires 02-22-2017
Notary ID 129319655

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert Simpson	Robert Simpson	**12009001700**
607 McDonald Court	607 McDonald Ct.	
Nashville, TN 37217	Nashville, TN 37217	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Daniel Stern, unmarried and Rebecca C. Stern, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Simpson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 403 on the Plan of Glengarry Park, Section Four, of record in Book 2900, Page 72, said Register's Office, to which reference is hereby made for a more particular description.

Being the same property conveyed to Daniel Stern and wife, Rebecca C. Stern, by deed from Haqi Barwari dated 6/18/10 of record in Instrument No. 201006280050187, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 607 McDonald Court, Nashville, TN 37217.

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 in 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 17 day of August, 2016.

Daniel Stern

_____

_____

_____

STATE OF California
COUNTY OF Orange

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

Witness my hand, at office, this 17 day of August, 2016.

_____
Notary Public

My Commission Expires: 5-18-19

CSP1 STEVEN MCCURRY
COMM. #2110559
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
My Commission Expires 5/8/2019 CSP1

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 in 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 16 day of August, 2016.

Rebecca C. Stern

STATE OF Texas
COUNTY OF Travis

Personally appeared before me, a Notary Public of said County and State, Rebecca C. Stern, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of August, 2016.

Notary Public

My Commission Expires: 2/22/17

GINA MARQUES
Notary Public, State of Texas
Comm. Expires 02-22-2017
Notary ID 129319655

True Copy Certification

I, Kristen Traini, 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 document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY