WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles D. Simms	Charles D. Simms	
(NAME)	(NAME)	
2717 BLUEFIELD AVE	2717 BLUEFIELD AVE	095160012.00
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214	NASHVILLE, TN 37214	
(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 considerations, the receipt of which is hereby acknowledged, we, **Betty W. Wilson, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Charles D. Simms, a married man and Maggie Edwards, a married woman**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 25 on the Plan of Lakeland Subdivision, of Record in Book 2133, Page 15, Register'S Office for Davidson County, Tennessee.

Said Lot No. 25 Is Described as Follows: Beginning at a Point on the Northerly Margin of Emery Drive, a Common Corner of Lots Nos. 24 and 25; Thence in a Southerly Direction 106 Feet to a Point, a Common Corner of Lot No. 25 and a "reserved" Strip 223.2 Feet to a Point; Thence in a Northerly Direction 88.2 Feet to a Point; Thence in an Easterly Direction 11.3 Feet to a Point; Thence in a Northerly Direction 9 Feet to a Common Corner of Lots Nos. 24 and 25; Thence in a Westerly Direction along the Line between Said Two Lots 226.4 Feet to a Point of Beginning.

Being the same property conveyed to Andrew C. Wilson and Betty W. Wilson, as tenants by the entirety by Quit Claim Deed dated 09/12/2013 from Betty W. Wilson of record in Instrument 201309120096543, Register's Office for Davidson County, Tennessee.
The said Andrew C. Wilson having since died on 5/2/2016 leaving Betty W. Wilson as sole surviving heir. The said Betty W. Wilson and Betty Wilson are one in the same person.

All matters as set forth per Book 2133, Page 15, said Register's Office. Sanitary Sewer Easement of record in Book 4365, Page 634, said Register's Office. Miscellaneous of record in Instrument 201409300090309, said Register's Office. This conveyance is subject to any and all existing easements and restrictions of record.

Davidson County DEEDWARR
Recvd: 09/23/16 15:12 3 pgs
Fees:18.00 Taxes:555.00
20160923-0100689

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 311 Emery Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 hand this 21st day of September, 2016.

Larry C Wilson

Betty W. Wilson by Larry Clifton Wilson her atty in fact

STATE OF TENNESSEE
COUNTY OF Knox

On this 21st day of September, 2016, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Larry Clifton Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Betty W. Wilson, and is authorized by her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20160923-0100688, Register's Office of Davidson County, Tennessee.

Lindley S. Jones

Notary Public Lindley S. Jones
My Commission Expires: 03/03/19

LINDLEY S. JONES NOTARY PUBLIC AT LARGE KNOX COUNTY TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, 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 WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry 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: 9-4-19
Notary Seal (if on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY