# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170015012 DEEDWARR
Recvd: 02/21/17 10:20 2 pgs
Fees: 13.00 Taxes: 1628.00
20170221-0017081

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2017

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Carolyne Brinson Hadden | NEW OWNER | 142 16 0A 093.00 |
| (NAME) | (NAME) | |
| 1516 Daventry Court | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Alan Keith Simpkins,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Carolyne Brinson Hadden,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 93 on the Plan of Devon Park, Phase Three, as of record in Book 6900, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Alan Keith Simpkins by Warranty Deed from Roger A. Bonau and wife, Debra B. Bonau, dated 2/19/99 and recorded 4/1/99 in Book 11412, Page 868, Register's Office for Davidson County, Tennessee. See Power of Attorney for Roger A. Bonau in Book 11412, Page 867, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1516 Daventry Court, Nashville, TN 37221
(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 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 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 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 hands this 17th day of February, 2017.

Alan Keith Simpkins

Alan Keith Simpkins

State of Tennessee
County of Davidson

Personally appeared before me Alan Keith Simpkins, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of February, 2017.

Notary Public _____
My Commission Expires: _____

File No.: 172785

