WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170030753 DEEDWARR
Recvd: 04/12/17 09:40 2 pgs
Fees:13.00 Taxes:1942.50
20170412-0035636

B-FFG-17-309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/9/21
(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-21

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)
Nicholas M. Kovar and Kristen M. Kovar	**Farmington Mortgage, a Division of CapStar Bank**	
(NAME)	(NAME)	
309 W Fork Ct	**2002 Richard Jones Road, Suite 300A**	**161-01-0-011.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	**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, **BOBBY JOE SIMPSON, JR. AND KIMBERLY M. SIMPSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICHOLAS M. KOVAR AND KRISTEN M. KOVAR, 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 Lot No. 3 on the Plan of Section IV, West Fork of record in Plat Book 7900, Page 308, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 3 fronts 74.13 feet on the Northwesterly margin of West Fork Court and extends back 135.59 feet on the Easterly line and 145.68 feet on the Southwesterly line to a line in the rear, measuring 185.92 feet thereon.

Being the same property conveyed to Bobby Joe Simpson, Jr. and spouse, Kimberly M. Simpson by Quitclaim Deed from Paul H. Martin and spouse, Patty P. Martin of record in Book 8601, page 841 and Re-Recorded in Book 9444, Page 623, Register's Office for Davidson County, Tennessee, dated April 14, 1992 and recorded on April 15, 1992.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 308, and Master Plat of West Fork recorded in Plat Book 6250, Page 769, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6458, Page Page 94, Book 6598, Page 52, Book 6706, Page 1, Book 6764, page 358, Book 7715, Page 143 and Book 8430, Page 307, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 6871, Page 814, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7375, Page 736, in the 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: **309 W Fork Ct, Nashville, Tennessee 37220**.

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 10th DAY OF APRIL, 2017.

Bobby Joe Simpson, Jr.

Kimberly M. Simpson by Bobby Joe Simpson, Jr., Attorney in Fact
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBY JOE SIMPSON,, JR., 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 10th of April, 2017.

Notary Public
My Commission Expires: 3/8/21
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBY JOE SIMPSON,, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KIMBERLY M. SIMPSON, and who acknowledged he/she/they executed the same as the free act and deed of the said KIMBERLY M. SIMPSON.

Witness my hand and official seal, this the 10th of April, 2017.

Notary Public
My Commission Expires: 3/8/21
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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