THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
LER 43205

Davidson County DEEDWARR
Recvd: 04/26/17 14:37 4 pgs
Fees:23.00 Taxes:962.00
20170426-0041114

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SIXTY THOUSAND AND 00/100 ($260,000.00) DOLLARS, cash in hand paid by NATHANIEL KINCY and MOLLY KINCY, husband and wife, receipt of which is hereby acknowledged, I, VESTER B. SIMPSON, JR., married, have bargained and sold, and by these presents do transfer and convey unto the said NATHANIEL KINCY and MOLLY KINCY, husband and wife, their heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 13 in W. F. Davis' Subdivision of Block No. 22 of the Cumberland Nurseries, a plan of which subdivision is of record in Book 332, Page 25, in the Register's Office for said county. Said Lot No. 13 fronts 78 feet on the North side of Elberta Street and extends bank between parallel lines 238 feet to a 20 foot alley.
>
> Being the same property conveyed to Vester B. Simpson, Jr., married by Quitclaim Deed from Peggy D. Simpson, unmarried dated January 20, 1998 and of record in Book 10778, Page 384, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all matters as shown on plat of record in Plat Book 332, Page 25, in the Register's Office of Davidson County, Tennessee, but this policy insures that said matters have not been violated.
>
> This conveyance is subject to right-of-way of Elberta Street and an alley.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said NATHANIEL KINCY and MOLLY KINCY, husband and wife, their heirs and assigns, forever. And I do covenant with the said NATHANIEL KINCY and MOLLY KINCY, husband and wife, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2017 Davidson County property taxes which have been prorated and will be paid by Grantees. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said NATHANIEL KINCY and MOLLY KINCY, husband and wife, their heirs and assigns, against the lawful claims of all persons whomsoever.

AGNES SIMPSON, spouse of VESTER B. SIMPSON, JR., joins in this conveyance for the purpose of quitclaiming and conveying all right, title and interest she might have in and to the above described property as the spouse of VESTER B. SIMPSON, JR.

WITNESS MY HAND, on this 19TH day of ~~March~~ APRIL, 2017. JMB

VESTER B. SIMPSON, JR.

AGNES SIMPSON

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, VESTER B. SIMPSON, JR., married, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 19TH day of ~~March~~ APRIL, 2017. JMB

NOTARY PUBLIC

My Commission Expires: JUNE 19, 2017

KEITH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 6-19-2017

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 20½ day of March, 2017.

NOTARY PUBLIC

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 3-30-21

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Tax Map / Parcel: 119 05 0 068.00

ADDRESS OF NEW OWNERS:
Mr. and Mrs. NATHANIEL KINCY
208 Elberta St.
Nashville TN 37210

SEND TAX BILLS TO:
New Owner

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, AGNES SIMPSON, married, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 19TH day of April, 2017.

NOTARY PUBLIC

My Commission Expires: JUNE 19, 2017

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 6-19-2017

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: 5-27-2019
Notary' Seal (if on paper)

