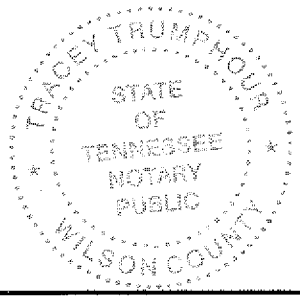
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,000.00

Melinda A Simpson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

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
Daniel L. Simpson	FirstBank	
(NAME)	(NAME)	
1604 Stokley Lane	318 Seaboard Ln, Ste 205	063-04-0A-043.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/19/17 14:15 3 pgs
Fees:18.00 Taxes:1772.30
20170519-0050089

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, **Clinard E. Chaney, unmarried and Christy L. Shannon, unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Daniel L. Simpson and Melinda A. Simpson, Husband and Wife**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located Davidson County, Tennessee, to-wit: Land in Davidson County, Tennessee, being all of Lot No. 27, on the plan of Cleveland Hall, Phase 4, a Planned Unit Development, as of record in Instrument No. 20080201-0010505, said Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Clinard E. Chaney, single man by Warranty Deed dated 05/19/2015 from Infinity Homes, Inc., a Tennessee Corporation of record in Instrument 20150528-0048804, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Clinard E. Chaney, unmarried and Christy L. Shannon, unmarried by Quit Claim Deed dated 09/09/2015 from Clinard E. Chaney, a single man of record in Instrument 20150910-0091801, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200802010010505, said Register's Office. Declaration of Covenants, Conditions and Restrictions of record in Book 11725, Page 76, as amended of record in Instrument 200512020144894, as amended of record in Instrument 200712200146113, as amended of record in Instrument 200802080013290, as amended of record in Instrument 200810140103112, as amended of record in Instrument 201209120082762, said Register's Office. Easement of record in Book 7844, Page 249, said Register's Office. Easement for Public Utilities, Drainage and Detention of record in Book 7844, Page 262, said Register's Office. Easement for Drainage and Construction of record in Book 7844, Page 268, said Register's Office. Easement for Public Utilities and Drainage of record in Book 7844, Page 272, said Register's Office. Easement of record in Book 7994, Page 167, said Register's Office. Deed of Highway Easement of record in Book 8068, Page 524, said Register's Office. Easement of record in Book 11720, Page 325, said Register's

Office. Stormwater Detention Agreement Easement of record in Instrument 200411150136615, said Register's Office. Stormwater Detention Agreement Easement of record in Instrument 200609060110130, said Register's Office. Charter of record in Book 11725, Page 70, said Register's Office. This conveyance is subject to any and all existing easements and restrictions of record.

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 1604 Stokley Lane, Old Hickory, TN 37138

(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 our hands this 18th day of May, 2017.

Clinard E. Chaney

Christy L. Shannon

State of Tennessee
County of Wilson

Personally appeared before me Clinard E. Chaney and Christy L. Shannon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of May, 2017.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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: September 4, 2019
Notary Seal (if on paper)

