WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/21/17 08:31 3 pgs
Fees:18.00 Taxes:2700.63
20170621-0062182

MST 2017-0494

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $729,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June 2017

Notary Public

MY COMMISSION EXPIRES: 9-[illegible]-20

(AFFIX SEAL)

YVETTE LYNN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Luke Simpson and Brittany Bartley Simpson	Regions Bank d/b/a Regions Mortgage	094 02 0 214.00
(NAME)	(NAME)	
2003 Eastside Avenue	2050 Parkway Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Charlie Three, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brittany Bartley Simpson and Jeffrey Luke Simpson, wife and husband,** 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 the southerly 150 feet of Lot No. 16 on the Plan of United Electric Railway Company's Addition of record in Plat Book 161, Page 8, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 16 fronts 50 feet on the northerly side of East Side, formerly Ashworth Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Deena Lynn McCreery, the surviving spouse of Eddy Dean McCreery, deceased by special warranty deed from Tamara Nicole McCreery and Faith Charee McCreery, being the only surviving issue of Eddy Dean McCreery, Deceased of record in Instrument No. 20110602-0042319 Register's Office for Davidson County, Tennessee, dated 05/27/2011 and recorded on 06/02/2011. See also Affidavit of Heirship of record in Instrument No. 20100903-0070513 of the same Office.

AND being the same property conveyed to Charlie Three, LLC, a Tennessee Limited Liability Company, by Warranty deed of Deena Lynn McCreery n/k/a Deena L. Broughton and joined by spouse Mark Broughton, of record in Instrument number 20150828-0087249, Register's Office of Davidson County, TN, dated 08/25/2015.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. 2017 tax a lien on 01/01/2017 but not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 161, Page 8, Register's Office for Davidson County, Tennessee.

This property, known as 2003 Eastside Avenue, Nashville, TN 37206
(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 hand(s) this 16 DAY OF June, 2017.

Charlie Three, LLC

Monte Poe, Authorized Representative

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared Monte Poe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself Charlie Three, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that Monte Poe, as a Member being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company, himself/herself, as a Member of said limited liability company.

Witness my hand and official seal at office, this 16 day of June, 2017.

Notary Public

My commission expires: 5/27/2019

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Yvette Meldrum, 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 Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON