This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Davidson County	DEEDWARR
Recvd: 06/29/17 14:40	3 pgs
Fees:18.00 Taxes:614.20	
20170629-0065655	

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 166,000.00

Thomas W York
Affiant Signature

Subscribed and sworn to before me on this the 28th day of June, 2017.

Notary Public

My Commission expires 3 / 10 / 19

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Thomas W. York
4805 Humber Drive
Nashville, TN 37211-4823
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 14704004000

WARRANTY DEED

17NT00242

Effective the 28th day of June, 2017 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

RUTH S. SIMS

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

THOMAS W. YORK

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 69 ON THE PLAN OF BEVERLY HEIGHTS, SECTION II, AS OF RECORD IN BOOK 2331, PAGE 42, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 69 FRONTS 185 FEET ON THE WESTERLY SIDE OF HUMBER DRIVE AND EXTENDS BACK 235 FEET ON THE SOUTHERLY AND 188.4 FEET ON THE NORTHERLY LINE TO A DEAD LINE, BEING A BROKEN LINE, MEASURING 199.8 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO RUTH S. SIMS UPON THE DEATH OF HER HUSBAND, ORIE B. SIMS ON 11-3-2013.

BEING THE SAME PROPERTY CONVEYED TO ORIE B. SIMS AND WIFE, RUTH S. SIMS BY WARRANTY DEED FROM ROBERT R. VERBLE AS RECORDED 5-2-75 IN BOOK 4909, PAGE 323.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS:
4805 & 4807 Humber Dr. ,Nashville, TN 37211.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 28th day of June, 2017.

Ruth S. Sims

Ruth S. Sims

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Ruth S. Sims, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 28th day of June, 2017.

Notary Public

My commission expires: 3-10-19

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Edward A. Cooper, 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 Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper 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: 11-5-18.

Notary's Seal (If on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY