BILL GARRETT, Davidson County
Trans:T20170059703 DEEDWARR
Recvd: 07/12/17 14:37 3 pgs
Fees:18.00 Taxes:555.00
20170712-0070262

Box 44

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me, this ____ day of July, 2017.

Notary Public

My Commission Expires: ____

Address New Owner As Follows:
DY Construction, Inc.
P. O. Box 1283
Nashville, TN 37011

Send Tax Bills To:
SAME

Map-Parcel Number:
07 P 902.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ARNETT SIMS, UNMARRIED,** as sole heir at law and devisee under the Will of John Sims, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **DY CONSTRUCTION, INC.**, a Tennessee

corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 127 and 128 on the Plan of The Highland Land Company's Subdivision, of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 127 and 128 front together 50.0 feet on the westerly margin of Stainback Avenue and extend back between parallel lines 175 feet to a 15 foot alley.

Being the same property conveyed to John Sims and wife, Hattie Sims by deed dated December 14, 1978, from W. W. Jackson, unmarried, of record in Book 5378, page 525, Register's Office for Davidson County, Tennessee. The said Hattie Sims predeceased John Sims. The said John Sims having died January 12, 1995. By his Will of record in Book 10161, page 553, Register's Office for Davidson County, Tennessee, Arnett Sims was the sole heir at law and devisee in said Will.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2017 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the plan of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1310 Stainback Avenue, Nashville, TN 37207.**

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 12th day of July, 2017.

Arnett Sims

Arnett Sims

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ARNETT SIMS, UNMARRIED**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12 day of July, 2017.

Notary Public

My Commission Expires: 