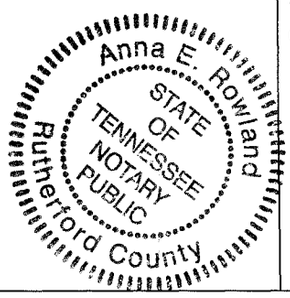
Davidson County	DEEDWARR
Recvd: 08/28/17 16:06	3 pgs
Fees:18.00 Taxes:943.50	
20170828-0088347	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2017

Notary Public

MY COMMISSION EXPIRES: 8/8/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Mawzad Karem Jaff and Velina Leticia	New Owner	135-14A-52
(NAME)	(NAME)	
1220 Orchard Mountain Court		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20172140

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, ROBERT L. SIMPSON OR BRIDGET P. SIMPSON, TRUSTEES OF THE ROBERT L. SIMPSON AND BRIDGET P. SIMPSON REVOCABLE LIVING TRUST, DATED JULY 19, 1999**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **MAWZAD KAREM JAFF AND VELINA LETICIA, HUSBAND AND WIFE**, 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 Lot No. 52 on the Plan of Pinnacle Point Subdivision, Phase II, of record in Book 6900, pages 140 & 141, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Robert L. Simpson by deed from David L. Simpson, dated March 25, 1993, of record in Book 8903, page 355, Register's Office for Davidson County, Tennessee. The property was further conveyed to Robert L. Simpson and wife, Bridget P. Simpson by deed from Robert L. Simpson, dated May 24, 1993, of record in Book 8957, page 369, Register's Office for Davidson County, Tennessee. The property was further conveyed to Robert L. Simpson or Bridget P. Simpson, Trustees of the Robert L. Simpson and Bridget P. Simpson Revocable Living Trust, dated July 19, 1999 by deed from Robert L. Simpson and wife, Bridget P. Simpson, dated August 9, 1999, of record in Book 11611, page 669, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 6900, pages 140 and 141, Register's Office for said County; and (b) Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for Pinnacle Pont and the By-Laws appended thereto, of record in Book 7032, page 746, amended in Book 10097, page 390, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 1220 Orchard Mountain Court, Antioch, TN 37013
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 24th day of August, 2017

Robert L. Simpson or Bridget P. Simpson, Trustees of the Robert L. Simpson and Bridget P. Simpson Revocable Living Trust, dated July 19, 1999

BY: _____
Robert L. Simpson, Trustee

BY: _____
Bridget P. Simpson, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert L. Simpson or Bridget P. Simpson, Trustees of the Robert L. Simpson and Bridget P. Simpson Revocable Living Trust, dated July 19, 1999, the within named bargainor, 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, at office, this 24th of August, 2017.

_____
Notary Public
My Commission Expires: 3/23/21



True Copy Certification

I, KEMBERLY POWELL, 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, Kristen M. Traini, a notary public for this county and state, KEMBERLY POWELL 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: OCT 2 0 2020
Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.