WARRANTY DEED

Bill Garrett Davidson County
Batch# 1439 DEEDWARR
09/15/2017 03:49:02 PM 2 pgs
Fees: $13.00 Taxes: $518.00

20170915-0094786

File No.: SLA-17-4950

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Simpkins	Regions Bank d/b/a Regions Mortgage	147-12-0-020.00
(NAME)	(NAME)	
4950 Hopedale Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **RANDY LYNN SIMPKINS, DEVISEE UNDER WILL OF ROBERT E, SIMPKINS**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **SARAH SIMPKINS, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Being Lot No. 135 on the Plan of Section 1, Beverly Heights, of record in Book 2331, Page 26, Register's Office for said County, as follows:

Said Lot No. 135 fronts 157 feet on the Easterly side of Hopedale Drive and runs back 250.5 feet on the Northerly line and 227.9 feet on the Southerly line, to a dead line in the rear on which it measures 122 feet.

Being the same property conveyed by Order Admitting Will to Probate and Establishing Title to Real Estate, Probate #17P-1103, Last Will and Testament of Robert E. Simpkins recorded in Instrument No. 20170811-0082613 and Warranty Deed from Carmon Bailey and wife, Betty Jean Bailey to Robert E. Simpkins and wife, Mary W. Simpkins as recorded on the 15th day of January, 1969 in Deed Book 4301, Page 925, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years' taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4950 Hopedale Drive, Nashville, TN 37211
(House Number) (Street) (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 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), 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 13th day of September, 2017.

Randy L. Simpkins

Randy Lynn Simpkins
DEVISEE UNDER WILL OF ROBERT E. SIMPKINS

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randy Lynn Simpkins, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of September, 2017.

Notary Public
My Commission Expires: 5/5/20

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171