WARRANTY DEED

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2017

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul Wayne Simpson Jr.	Movement Mortgage	43-06-0/352.00
(NAME)	(NAME)	
914 Woodland Street, Apt C	8024 Calvin Hall road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 4035 **DEEDWARR**
09/25/2017 10:09:39 AM 2 pgs
Fees: $13.00 Taxes: $721.87

20170925-0097809

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jerry Shamblin, a married man** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Paul Wayne Simpson Jr.,** an unmarried man, 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. 2 of the Fuson Subdivision of record in Book 6200, page 750, Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete an accurate description thereof.

Being the same property conveyed to Jerry Shamblin by deed from Sharon Clancy, a married woman, Richard Keith Fuson, Michelle Gregory and Phillip Davenport, Jr., dated April 10, 2013 and filed for record as Instrument No. 20130412-0036597 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 6200, page 750, Register's Office for Rutherford County, Tennessee.

Subject to any and all existing easements and Restrictions of record in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

Allie F. Shamblin joins in this conveyance to convey any and all interest marital or otherwise that she may have in the subject property.

unimproved ☐

This is improved ☑ property, known as 424 Roosevelt Avenue, Madison, TN 37115
(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 hands this 22nd day of September, 2017.

Jerry Shamblin

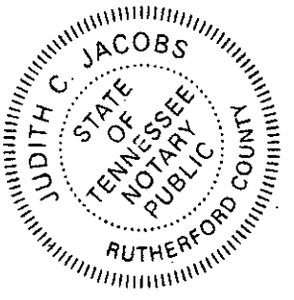
Allie F. Shamblin

State of Tennessee
County of Davidson

Personally appeared before me Jerry Shamblin and Allie F. Shamblin, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of September, 2017.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20



File No.: 201708023