Bill Garrett Davidson County
Batch# 12843 DEEDWARR
10/12/2017 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20171012-0104701

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00.

Morgan Hanson
Affiant

Subscribed and sworn to me on October 11, 2017.

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Brenda Zitzman
NOTARY PUBLIC
My Commission Expires: 11-6-2017

THIS INSTRUMENT WAS PREPARED BY:
Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Wade King Sims III 1021 Edwin Warner Drive Nashville, TN 37205-4116	First Guaranty Mortgage Corporation dba goodmortgage.com	1298003800

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Wade K. Sims, Jr., an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Wade King Sims III, an unmarried man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Section 1, Warner Park Valley, as of record in Book 3600, pages 12, 13 & 14, Register's Office for Davidson County, to which plan reference is made for a more complete description.
>
> BEING the same property conveyed to Wade K. Sims, Jr. by deed from Charles C. Bradley and wife, Amanda A. Bradley, of record in Instrument No. 20120717-0062825, Register's Office for Davidson County, Tennessee, dated July 17, 2012.

This is improved property known as 1021 Edwin Warner Drive, Nashville, Tennessee 37205-4116.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant 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 GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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.

[Signature and Notary Acknowledgment appear of the following page]

WITNESS my hand this 11th day of October, 2017.

Wade K. Sims, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On October 11, 2017before me personally appeared Wade K. Sims, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand, at office, this 11 day of October, 2017.

Notary Public

My Commission Expires: 11-6-2017



Certificate of Authenticity

I, John Cobb Rochford, 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 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, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017