Bill Garrett Davidson County
Batch# 32623 DEEDWARR
12/04/2017 10:35:19 AM 2 pgs
Fees: $13.00 Taxes: $962.00
20171204-0123261

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

Subscribed and sworn to before me, this 1st day of December, 2017.

Notary Public

My commission expires: 9/29/2021

LISA S. ALLARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joel A. Simon II	Navy Federal C.U.	**07115005700**
136 Lucile Street	5505 Heritage Oaks Dr Bldg 4	
Nashville, TN 37207	Pensacola, FL 32526	

FOR AND IN 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 ACKNOWLEDGE, WE,

Jade L. Linstead, single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joel A. Simon II, unmarried

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. 23 on the Map of Eastmoreland Place Shields Subdivision of Gleaves Land, of record in Plat Book 161, page 170, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jade L. Linstead, by Warranty Deed from William L. Baugher, married, dated December 2, 2014, of record in Instrument No. 20141211-0113388, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 161, page 170, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 136 Lucile Street, 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 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 in 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.

Jade L. Linstead Date: 11/30/17

Jade L. Linstead

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Jade L. Linstead, the within named Grantor(s), 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, at office, this 30th day of November, 2017.

Debra Paulsson

NOTARY PUBLIC

My Commission Expires: 11-30-2020

COUNTY OF SUMNER DEBRA PAULSSON TENNESSEE NOTARY PUBLIC My Comm Exp November 30, 2020