THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
James E. Simpson, Jr., a single person 1794 Campbell Road Goodlettsville, Tennessee 37072	Same	P/O 024-00-0-034.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. GARY TOWNES AND VICKI LYNN TOWNES, by her Specific Power of Attorney in Fact, J. Gary Townes, IN EQUAL SHARES AS DEVISEES UNDER THE LAST WILL AND TESTAMENT OF NINA BROWN TOWNES,** has this day bargained and sold, and do hereby transfer and convey unto the said **JAMES E. SIMPSON, JR., a single person**, certain real estate in Davidson County, Tennessee, as follows:

Beginning at an iron pin (old), a common corner of a tract of land which belongs to James E. Simpson Jr., having a deed reference in Instrument Number (I.N.) 20120518-0043277, RODCT, and a tract of land which belongs to Robert Link, having a deed reference in I.N. 20130304-0021590, RODCT, said iron pin being located from an iron pin (new), in the easterly margin of Brick Church Pike, the southwest corner of a tract of land which belongs to Dwain C. Davenport, Jr., having a deed reference in Deed Book 7302, Page 257, RODCT;
N 83°04'11" E, 691.23 feet; thence, S 01°56'38" W, 326.35 feet; thence, S 86°28'33" E, 1062.73 feet; thence, S 86°11'35" E, 348.77 feet, to the point of beginning, the northwest corner of this tract and continuing, as follows: S 86°11'35" E, 886.82 feet to an iron pin (old), the southeast corner of said tract of land which belongs to James E. Simpson, Jr., in the westerly boundary of a tract of land which belongs to Douglas R. Hardin, having a deed reference in I.N. 20010724-0042719, RODCT; thence, S 02°09'36" W, 658.53 feet to an iron pin (old), in the westerly boundary of said tract of land which belongs to Douglas R. Hardin, the northeast corner of a tract of land which belongs to Scott E. Evans, having a deed reference in I.N. 20050418-0042719, RODCT; thence, S 79°55'03" W, passing a common corner of said tract of land which belongs to Scott E. Evans, and a tract of land which belongs to Ty Wan Yu, having a deed reference in Deed Book 8263, Page 269, RODCT, and continuing on passing a common corner of said tract of land which belongs to Ty Wan Yu, and a tract of land which belongs to Clayton Hunt, having a deed reference in I.N. 20151215-0126085, RODCT, and continuing on in all, 495.98 feet to an iron pin (new), in the northerly boundary of said tract of land which belongs to Ty Wan Yu; thence with a new line, as follows: N 13°27'06" W, 496.75 feet to an iron pin (new); thence, N 38°37'17" W, 410.42 feet, to the point of beginning, containing 10.58 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated August 16, 2017.

The above described tract of land is served by a 30' Ingress, Egress and Utility easement, which is described, as follows:

30' Ingress, Egress and Utility Easement

Beginning at a point in the easterly margin of Brick Church Pike, said point being located from an iron pin (new), in the easterly margin of Brick Church Pike, the southwest corner of a tract of land which belongs to Dwain C. Davenport, Jr., having a deed reference in Deed Book 7302, Page 257, RODCT; S 19°25'09" E, 365.37 feet;thence, S 19°56'13" E, 37.45 feet; thence, S 21°07'13" E, 49.31 feet;
thence, S 21°49'08" E, 201.20 feet; thence S 27°47'13" E, 54.06 feet; thence, S 44°50'05" E, 99.93 feet; thence, S 55°54'52" E, 178.43 feet; thence, S 36°04'37" E, 237.55 feet; thence, S 16°14'23" E, 20.85 feet, to the point of beginning, the northwest corner of this tract and continuing with a new line, as follows: thence, S 84°50'04"

Bill Garrett Davidson County
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Fees: $18.00 Taxes: $229.00
20180108-0002345

E, 44.58 feet; thence, N 81°14'03" E, 27.98 feet; thence, N 32°17'48" E, 15.80 feet; thence, N 27°42'32" E, 69.42 feet; thence, N 38°13'31" E, 71.77 feet;
thence, N 50°41'42" E, 38.07 feet; thence, N 58°40'39" E, 159.40 feet; thence, N 63°22'55" E, 39.83 feet; thence, N 65°51'31" E, 111.51 feet; thence, N 76°45'17" E, 49.14 feet; thence, N 68°16'43" E, 801.17 feet; thence, N 80°45'40" E, 266.64 feet;
thence, S 38°37'17" E, 34.43 feet; thence, S 80°45'40" W, 280.25 feet to a stone (old), a corner of a tract of land which belongs to Jennifer A. Waldrop, having a deed reference in Instrument Number (I.N.), 20120109-0001957, RODCT;
thence with a new line, S 68°16'43" W, 800.11 feet to a rail road spike (new), in the center of a private drive, a corner of a tract of land which belongs to William Jerry Locke, having a deed reference in I.N. 20040202-0012729, RODCT;
thence continuing with the boundary of said tract of land which belongs to William Jerry Locke, and generally with the center of said private road, as follows: S 76°45'17" W, 48.50 feet; thence, S 65°51'31" W, 108.00 feet;
thence, S 63°22'55" W, 37.95 feet; thence, S 58°40'39" W, 156.08 feet; thence, S 50°41'42" W, 32.70 feet; thence, S 38°13'31" W, 65.73 feet; thence, S 27°42'32" W, 67.86 feet; thence, S 32°17'48" W, 25.66 feet; thence, S 59°29'21" W, 10.18 feet;
thence, S 81°14'03" W, 39.12 feet; thence, N 84°50'04" W, 36.49 feet to a rail road spike (new), at the intersection of the easterly margin of Brick Church Pike and the center of said private drive, a corner of said tract of land which belongs to William Jerry Locke; thence, N 16°14'23" W, 32.22 feet, to the point of beginning, containing 1.17 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz and Associates, Inc., 4779 Highway 41 North, Springfield, Tennessee, 37172, dated December 8, 2017.

The above described tracts of land and easement may be found on Tax Map 24, Parcel 34, in the Tax Assessor's Office for Davidson County, Tennessee.

Being part of the same property conveyed to JAMES V. TOWNES AND WIFE, NINA BROWN TOWNES, by deed from MRS. ALMA FOSTER AND HUSBAND R.D. FOSTER, of record in Book 2481, page 521, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to JAMES V. TOWNES AND WIFE, NINA B. TOWNES by deed from J. B. JACKSON AND WIFE, JESSIE B. JACKSON, recorded in Book 2904, page 102, said Register's Office. Further being the same property conveyed TO JAMES V. TOWNES AND WIFE, NINA BROWN TOWNES, AS TENANTS IN COMMON by deed from JAMES V. TOWNES AND WIFE, NINA BROWN TOWNES (THE SAME PERSON AS NINA B. TOWNES), recorded as Instrument No. 200007130069337, in said Register's Office. The said JAMES V. TOWNES having predeceased NINA BROWN TOWNES. The Last Will and Testament of JAMES V. TOWNES, of record as part of Docket No. 07P-1028 in the Probate Clerk's Office for said County, devised his interest in the subject property to NINA BROWN TOWNES. The said Nina Brown Townes having since died. The Last Will and Testament of NINA BROWN TOWNES, of record as part of Docket No. 16P-1662 in the Probate Clerk's Office for said County, devised her interest in the subject property to J. GARY TOWNES AND VICKI LYNN TOWNES IN EQUAL SHARES.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $61,893.00

Subscribed and sworn to before me,
this 3 of Jan, 2018.
My Commission Expires: 12/23/2020

Affiant

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 3 day of January, 2018.

J. GARY TOWNES AS DEVISEE UNDER THE LAST WILL AND TESTAMENT OF NINA BROWN TOWNES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **J. GARY TOWNES,** and bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 3 day of Jan, 2018.

NOTARY PUBLIC
My Commission Expires: 12/25/2020

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

VICKI LYNN TOWNES AS DEVISEE UNDER THE LAST WILL AND TESTAMENT OF NINA BROWN TOWNES, by her Specific Power of Attorney, J. Gary Townes POA

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the said County and State, personally appeared, J. GARY TOWNES, Specific Attorney-in-Fact, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges that he executed the within instrument for the purposes therein contained, and who further acknowledges that he is authorized to execute this instrument on behalf of Vicki Lynn Townes as her Specific Attorney-in-Fact.

Witness my hand and official seal in Goodlettsville, Tennessee, this 3 day of Jan 2018

Notary Public
My Commission Expires: 12/25/2020

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY