Bill Garrett Davidson County
Batch# 59578 DEEDWARR
02/15/2018 02:59:30 PM 3 pgs
Fees: $18.00 Taxes: $878.75
20180215-0015044

31295

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$237,500.00**

Affiant

Subscribed and sworn to before me, this 15th day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/2/18
(AFFIX SEAL)

SEE FILES KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Hannah L. Zeitlin 606 Fordomatic Drive Nashville, TN 37209	Churchill Mortgage 761 Old Hickory Blvd #400 Brentwood, TN 37027	090-11-0060.00

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 consideration, the receipt of which is hereby acknowledged, I/we, **Patricia Ann Simpson, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Hannah L. Zeitlin, an unmarried woman**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 417 on the Plan of Charlotte Park, Section Six, of record in Plat Book 2900, Page(s) 7 and 8, 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 Patricia Ann Simpson by Warranty Deed from Garnie E. Simpson and Patricia Ann Simpson, as tenants by the entirety, of record in Book 7220, Page 867, Register's Office for Davidson County, Tennessee, dated April 29, 1987 and recorded on April 30, 1987.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 606 Fordomatic Drive, Nashville, Tennessee 37209

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 hand this 15th day of February, 2018.

Patricia Ann Simpson

Patricia Ann Simpson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

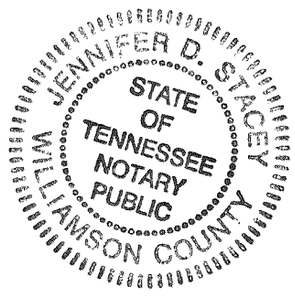
Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Patricia Ann Simpson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of February, 2018.

Jennifer D Stacey

Notary Public

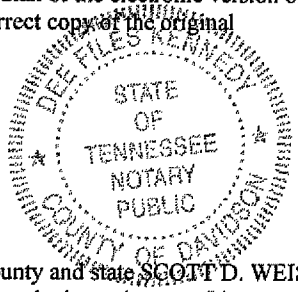
My Commission Expires: 10/3/21



I, the undersigned, 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 is a true and correct copy of the original document executed and authenticated according to law.

SCOTT D. WEISS

State of Tennessee)
County of Davidson)



Personally appeared before me, the undersigned, a Notary Public for this county and state, SCOTT D. WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public