This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18072

Bill Garrett Davidson County
Batch# 86727 DEEDWARR
05/01/2018 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $444.00
20180501-0040858

Send Tax Bills To:
Thomas R Lipscomb
2704 Jenkins St.
Nashville, TN 37208

New Owner is:
Thomas R. Lipscomb
2704 Jenkins St.
Nashville, TN 37208

MAP: 081-07-0
PARCEL: 558.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Nona M. Lindsay**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Thomas R. Lipscomb**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 1706 Simpkins Street, Nashville, TN 37208

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Part of Lot No. 15 on the Plan of the Nichol Property, of record in Book 31, Page 603, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 15 fronts 50 feet on the northerly side of Simpkins Avenue, formerly "E" Street, and runs back between lines 150 feet to an alley.

BEING the same property conveyed to Henry E. Lindsay, Jr. by Warranty Deed from Porter Hyde and Bettie Goodson, dated 12/8/80 and recorded 2/9/81 in Book 5708, Page 970, Register's Office for Davidson County, Tennessee. The said Henry E. Lindsay, Jr. died testate on 8/19/15, and pursuant Order to Probate and Last Will and Testament filed 10/30/15 in Docket No. 15P-1543, in the Seventh Circuit Court for Davidson County, Tennessee, Delphia M. Lindsay was appointed as Executrix. Pursuant to Last Will and Testament dated 5/7/15, the subject property was devised solely to daughter, Nona M. Lindsay. Subsequently, Delphia M. Lindsay, Executrix for the Estate of Henry E. Lindsay, Jr., having conveyed subject property to Nona M. Lindsay by Executor's Deed being recorded simultaneously herewith in Instrument Number 201805010040857, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 24th day of April, 2018.

GRANTOR:

Mona M. Lindsay by Mona S. Lindsay, her attorney in fact

Nona M. Lindsay by Mona S. Lindsay, her Attorney in Fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Mona S. Lindsay** , with whom I am personally acquainted, and to me known to be the person who executed the foregoing instrument on behalf of **Nona M. Lindsay,** and who acknowledged that she executed the same as free act and deed of the said Nona M. Lindsay, and for the purposes therein contained by virtue of the one certain Power of Attorney duly executed by the said Nona M. Lindsay and appearing of record in Instrument Number 201805010040856, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 24th day of April, 2018.

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Affiant

SWORN TO and subscribed before me this 24th day of April, 2018.

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

NOTARY PUBLIC
My commission expires:

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019