Bill Garrett Davidson County
Batch# 90828 DEEDWARR
05/10/2018 01:54:27 PM 2 pgs
Fees: $13.00 Taxes: $5,457.50
20180510-0044975

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0762

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,475,000.00

Angie Hoogerheide
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of May, 2018

Notary Public
Commission Expires: 12/15/21

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Roger Simon 4421 Wayland Drive Nashville, TN 37215	new owner	130-11-0-119.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Elizabeth Cook-McHugh, an unmarried woman,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roger L. Simon and Sheryl Longin, Trustees of the Simon/Longin Family Trust dated July 26th, 2000

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:

All that tract or parcel of land lying and being in Davidson County, Tennessee, being Lot Number Two (2), except a small triangular part, and a small triangle out of the Southeast corner of Lot Number One (1), on the Plan of Hycrest Acres, recorded in Book 2133, Page 5, in the Register" Office of Davidson County, Tennessee, and described as follows:

Beginning at a point on the Westerly margin of Wayland Drive, at the common corner of Lots 2 and 3; thence with the margin of said Drive, Northwesterly 72.86 feet to a concrete monument, and continuing with the same, North 40 degrees 13' West, passing the common corner of Lots 1 and 2 at 87 feet, and continuing in the same direction, along the margin of said Drive, 12 feet to a point; thence South 47 degrees 19' West, crossing the line between Lots 1 and 2 at 45.6 feet, in all 100 feet to a point in Lot 2; thence South 65 degrees 02' West 285.6 feet to a point in the line between Lots 1 and 2; thence with the line between said Lots North 88 degrees West 155 feet to a point in the Easterly line of the subdivision known as Tyne Meade, Section 4, as of record in Book 1424, Page 25, said Register's Office; thence South 1 degree 33' West 70 feet to a point at the corner of Lots 2 and 3; thence with the line between said Lots, North 87 degrees 03' East 404.9 feet to a point; and North 63 degrees 02' East 215.3 feet to the Westerly margin of Wayland Drive, the point of beginning.

Being the same property conveyed to Elizabeth Cook-McHugh by Quitclaim Deed from Christopher M. McHugh of record in Instrument No. 20180223-0017513, Register's Office for Davidson County, Tennessee, dated January 31, 2018 and recorded on February 23, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4421 Wayland Drive, Nashville, TN 37215.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of May, 2018.

Elizabeth Cook-McHugh

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Elizabeth Cook-McHugh

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 and official seal at Nashville, Tennessee this 4th day of May, 2018.

Notary Public

My Commission Expires: 1/13/20

(Notary Seal)

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY