Bill Garrett Davidson County
Batch# 92947 DEEDWARR
05/16/2018 09:08:30 AM 6 pgs
Fees: $33.00 Taxes: $1,257.63
20180516-0046573

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4-9-21

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christa Cruikshank	"New Owners"	093-06-0A-191.00-CO
(NAME)	(NAME)	
301 Demonbreun Street, Unit 1315		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Estate of Michael Leon Simpkins Jimmy Simpkins Kelly Simpkins Kitty Cathy Kay Rickard, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Christa Cruikshank and Stephanie Wagner, both 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:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit 1315, of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429, and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

BEING the same property conveyed to Michael Simpkins, unmarried by warranty deed from Mary J. Botha and husband, Michael Botha of record in Instrument No. 20120629-0057351, Register's Office for Davidson County, Tennessee, dated 06/21/2012, and recorded on 06/29/2012. The said Michael Simpkins died on July 11th, 2017, and by his will in case No. 17P1316, in the Probate Court for Davidson County Tennessee, he devised this property to Robert Simpkins Jimmy Simpkins, Kelly Simpkins, and Katherine Simpkins. The said Katherine Simpkins legally changed her name to Kitty Cathy Kay Rickard. The said Katherine Simpkins and Kitty Cathy Kay Rickard are one and the same person.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilites applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

unimproved ☐

This is improved ☑ property, known as 301 Demonbreun Street, Unit 1315, Nashville, TN 37201
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 4th day of May, 2018.

Estate of Michael Leon Simpkins
By: Robert L. Simpkins Executor
Robert Simpkins, Executor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Robert Simpkins, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Executor of **Estate of Michael Leon Simpkins**, the within named bargainor, a limited liability company, and that he as such Executor being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such Executor.

WITNESS my hand and seal this 4th day of May, 2018.

My Commission Expires:
9-7-21

Angela G. Batson
Notary Public

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

201805160046573

Witness our hands this 4th day of May, 2018.

Estate of Michael Leon Simpkins
By:_____
Robert Simpkins, Executor

Jimmy Simpkins

_____
Kelly Simpkins

_____
Kathy Simpkins

STATE OF TENNESSEE

COUNTY OF
On this 7th day of May, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jimmy Simpkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and Notary Seal at office the day and year above written.

Sandra Figueroa
Notary Public

My Commission Expires: 1-5-21

SANDRA FIGUEROA
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Robertson)

On this _____ day of May, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Kelly Simpkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and Notary Seal at office the day and year above written.

_____
Notary Public

My Commission Expires: _____

STATE OF FLORIDA)
COUNTY OF _____)

On this _____ day of May, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Katherine Simpkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and Notary Seal at office the day and year above written.

_____
Notary Public

My Commission Expires: _____

Witness our hands this 4th day of May, 2018.

Estate of Michael Leon Simpkins
By: _____
Robert Simpkins, Executor

_____
Jimmy Simpkins

_____
Kelly Simpkins

_____
Kathy Simpkins

STATE OF TENNESSEE

COUNTY OF Wilson * Kelly

On this 11th day of May, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jimmy Simpkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and Notary Seal at office the day and year above written.

_____
Notary Public

NOTARY PUBLIC OF TENNESSEE WILSON COUNTY

My Commission Expires: 7-18-21

STATE OF TENNESSEE)
COUNTY OF _____)

On this _____ day of May, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Kelly Simpkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and Notary Seal at office the day and year above written.

_____
Notary Public

My Commission Expires: _____

STATE OF FLORIDA)
COUNTY OF _____)

On this _____ day of May, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Kathryne Simpkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and Notary Seal at office the day and year above written.

_____
Notary Public

My Commission Expires: _____

201805160046573

Witness our hands this 4th day of May, 2018.

Estate of Michael Leon Simpkins
By:_____
Robert Simpkins, Executor

_____
Jimmy Simpkins

_____
Kelly Simpkins

Kitty Cathy Kay Rickard
Kitty Cathy Kay Rickard

STATE OF TENNESSEE

COUNTY OF

On this _____ day of May, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jimmy Simpkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and Notary Seal at office the day and year above written.

_____
Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF _____)

On this _____ day of May, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Kelly Simpkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and Notary Seal at office the day and year above written.

_____
Notary Public

My Commission Expires: _____

STATE OF FLORIDA)
COUNTY OF Charlotte)

On this 8 day of May, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Kitty Cathy Kay Rickard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and Notary Seal at office the day and year above written.

Cynthia G Fussnecker
Notary Public

My Commission Expires: 05-25-2019

CYNTHIA G. FUSSNECKER
MY COMMISSION # FF 234142
EXPIRES: May 25, 2019

Certification of Authenticity

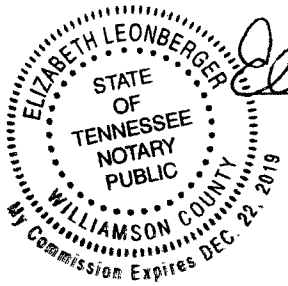
I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kim Hollingshead

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth Leonberger, of Williamson County, who acknowledges that this certification of an electronic document is true and correct and Kim Hollingshead signature in which I have witnessed.



Notary Public

My Commission Expires: 12-22-19

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).