ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November, 5, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$25,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLIFFORD R. SIMPSON, TRUSTEE OF THE SIMPSON REVOCABLE LIVING TRUST U/A DTD 11/16/1995	**SAME**	**103-05-0-070.00**
(NAME) **4701 E. NORTHVIEW AVENUE**	(NAME)	
(ADDRESS) **TERRE HAUTE, IN 47805**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 101975 **DEEDWARR**
06/07/2018 12:56:49 PM 2 pgs
Fees: $13.00 Taxes: $92.50

20180607-0054806

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, VANCE HYNDMAN, JR., MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLIFFORD R. SIMPSON, TRUSTEE OF THE SIMPSON REVOCABLE TRUST U/A DTD 11/16/1995,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot No. 5 on the Map of the Division of Jackson Place, as of record in Book 1130, page 59, Register's Office for said County, and described as follows:

BEGINNING at a point in the southerly line of Lot 5 at the southeast corner of the property conveyed to Howard G. Maxwell and wife, by deed of record in Book 4464, page 180; thence with the line of said lot, North 72° 44' East 160.5 feet to a point a the southwest corner of the property conveyed to George Mays and wife, by deed of record in Book 2137, page 116; thence along May's westerly line northerly 126 feet to point; thence westerly 160 feet to a point in the easterly line of the property conveyed to Howard G. Maxwell and wife, aforesaid; thence along his easterly line, southerly 150 feet to the point of beginning.

Being the same property conveyed to VANCE HYNDMAN, JR. and wife, FRANKIE MAE HYNDMAN from Clyde H. Staggs and wife, Verna Lou Staggs of record in Book 4497, page 319, Register's Office for Davidson County, Tennessee. The said FRANKIE MAE HYNDMAN having since died leaving VANCE HYNDMAN, JR. as the surviving tenant by the entirety.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREIN is that portion of said property conveyed to 1 PUBLIC HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deed from CAPITAL JOURNEY LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20180108-0002170, Register's Office for said County.

Said property is conveyed subject to an easement and right of way of record in Book 2993, page 128, Book 4243, page 549, said Register's Office.

This conveyance is subject to matters shown on the plan of record and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR HEREIN.

Unimproved (X)
This is improved( ) property, known as **1230 WATTS TERRACE, NASHVILLE, TN 37209**
(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, except for that certain Deed of Trust referenced herein; 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 5 day of June, 2018.

VANCE HYNDMAN, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **VANCE HYNDMAN, JR.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th of June, 2018.

My commission expires: **November 5, 2018**

Notary Public

