WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/9/19

(AFFIX SEAL)

Sheila McCord NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Bill Garrett Davidson County
Batch# 102005 DEEDWARR
06/07/2018 01:27:42 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20180607-0054851

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amer Ameen	Amer Ameen	150 06 0 029.00
(NAME)	(NAME)	
2945 Anderson Road	2945 Anderson Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, **Maurice Steven Simpson, Trustee and Karen Hyde Simpson, Trustee, of the Maurice Steven Simpson and Karen Hyde Simpson Revocable Living Trust, Dated March 7, 2000**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Amer Ameen and Jwan KoJan, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 7, on the Plan of Section One, Percy Priest Meadows, of record in Plat Book 4675, Page 110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Maurice Steven Simpson, Trustee and Karen Hyde Simpson, Trustee of the Maurice Steven Simpson and Karen Hyde Simpson Revocable Living Trust, dated March 7, 2000 by Warranty Deed from William C. Orr Jr., unmarried, dated 07/22/2013, recorded on 07/24/2013, of record in Instrument No. 20130724-0076383, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2018 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Book 4675, Page 110, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Book 4815, Page 647, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2969 Cherry Hills Drive, Antioch, TN 37013

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 31st day of May, 2018.

THE MAURICE STEVEN SIMPSON AND KAREN HYDE SIMPSON REVOCABLE LIVING TRUST, DATED MARCH 7, 2000

Maurice Steven Simpson, Trustee
By: Maurice Steven Simpson, Trustee

Karen Hyde Simpson, Trustee
By: Karen Hyde Simpson, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Maurice Steven Simpson and Karen Hyde Simpson, who I am personally acquainted, or proved on the basis of satisfactory evidence, and who upon their oath acknowledged themselves to be the Trustees of THE MAURICE STEVEN SIMPSON AND KAREN HYDE SIMPSON REVOCABLE LIVING TRUST DATED 3/7/2000, and that they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of THE MAURICE STEVEN SIMPSON AND KAREN HYDE SIMPSON REVOCABLE LIVING TRUST DATED 3/7/2000.

WITNESS my hand and official seal this 31st day of May, 2018.

Marilyn C. Newman
NOTARY

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES: 5-17-21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122