WARRANTY DEED

Bill Garrett Davidson County
Batch# 114816 **DEEDWARR**
07/11/2018 01:39:54 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20180711-0067054

DANNY LEE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/26/22

(AFFIX SEAL)

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
Matthew Properties, LLC	Matthew Properties, LLC	095-16-O-012.00
(NAME) 311 Emery Dr.	(NAME) 311 Emery Dr.	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(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, we, **Charles D. Simms, a married man and Maggie Edwards, a married woman**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Matthew Properties, LLC**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 25 on the Plan of Lakeland Subdivision, of Record in Book 2133, Page 15, Register'S Office for Davidson County, Tennessee.

Said Lot No. 25 Is Described as Follows: Beginning at a Point on the Northerly Margin of Emery Drive, a Common Corner of Lots Nos. 24 and 25; Thence in a Southerly Direction 106 Feet to a Point, a Common Corner of Lot No. 25 and a "reserved" Strip 223.2 Feet to a Point; Thence in a Northerly Direction 88.2 Feet to a Point; Thence in an Easterly Direction 11.3 Feet to a Point; Thence in a Northerly Direction 9 Feet to a Common Corner of Lots Nos. 24 and 25; Thence in a Westerly Direction along the Line between Said Two Lots 226.4 Feet to a Point of Beginning.

Being the same property conveyed to Charles D. Simms, a married man and Maggie Edwards, a married woman by Warranty Deed from Betty W. Wilson, an unmarried woman, dated September 21, 2016 and recorded September 23, 2016, of record in Instrument No. 20160923-0100689, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 2133, Page 15, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 4365, Page 634 in the Register's Office of Davidson County, Tennessee. Miscellaneous of record in Instrument No. 20140930-0090309, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

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 311 Emery Drive, Nashville, TN 37214
(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), 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), 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 our hands this 29th day of June, 2018.

Charles D. Simms

Maggie Edwards

State of Tennessee
County of Wilson

Personally appeared before me Charles D. Simms and Maggie Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of June, 2018.

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

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