# WARRANTY DEED

Bill Garrett Davidson County
Batch# 126082 DEEDWARR
08/07/2018 11:33:18 AM 4 pgs
Fees: $23.00 Taxes: $980.50

20180807-0077590

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$265,000.00.**

Affiant

Subscribed and sworn to before me this 6 day of August, 2018

Notary Public
My Commission expires: 3-13-19
(Affix Seal)

KRISTIN L. BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF BEDFORD

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER |
|---|---|---|
| George Hanna | same | 083-13-0-526.00 |
| 1623 Fairhaven Lane | same | |
| Murfreesboro, TN 37178 | same | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Bobby Lee Cason; Terri Lynn Cason; Deana Simpkins; Scottie Simpkins; Steven Wayne Levinson; Bobby Lee Cason in his capacity as the Executor for the Estate of Mary Catherine Cason; and Deana Simpkins in her capacity as Administratrix for the Estate of Barbara Ann Levinson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **George Hanna, a married man**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Shelby Hills, Section III, as of record in Book 3500, page 116, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 9 fronts 58.93 feet on the easterly side of South Tenth Street and extends back 194.73 feet on the northerly line and 192.98 feet on the southerly line to an alley in the rear on which it measures 58.93 feet.**

**Being the same property conveyed to Catherine Cason by Warranty Deed from James Cason dated May 20, 2003 of record in Instrument Number 20030521-0069331, Register's Office for Davidson County, Tennessee. Said Catherine Cason a/k/a Mary Catherine Cason died on 12/28/17 and by her Last Will & Testament as shown in Probate Case 18P-322, Davidson County Seventh Circuit Court Probate Division, the legatees and devisees are Bobby Lee Cason, Terri Lynn Cason, and Barbara Ann Levinson. Said Barbara Ann Levinson having since died 1/28/18 intestate survived by her two children Deana Simpkins and Scottie Simpkins and a surviving husband Steven Way Levinson as described by Petition shown in Probate Case 18P704 and her heirs are described in an Affidavit of Heirship of record in Instrument Number** 20180807-0077589 **, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 3500, page 116, Register's Office Davidson County, Tennessee.

This is improved property known as: **403 South 10th Street, Nashville, TN 37206**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 August 3rd, 2018.

Bobby Lee Cason
**Bobby Lee Cason**

Terri Lynn Cason
**Terri Lynn Cason**

Deana Simpkins
**Deana Simpkins**

Scottie Simpkins
**Scottie Simpkins**

Steven Wayne Levinson by Tillman W. Payne as Attorney in Fact.
**Steven Wayne Levinson by Tillman W. Payne as Attorney in Fact**

Bobby Lee Cason, Executor
**Bobby Lee Cason, Executor**

Deana Simpkins, ~~Executrix~~ Administratrix
**Deana Simpkins, ~~Executrix~~** Administratrix

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bobby Lee Cason** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 3rd, 2018

Notary Public

My commission expires 11-8-21

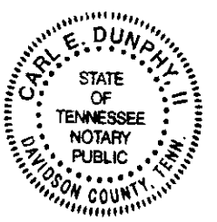
JENNIFER P. PIERCE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Terri Lynn Cason** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 3, 2018

Notary Public




My commission expires 11-5-2018

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Deana Simpkins** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 3rd, 2018

Notary Public




My commission expires 11.8.21

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Scottie Simpkins** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 3rd, 2018

Notary Public




My commission expires 11.8.21

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Tillman W. Payne, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Steven Wayne Levinson, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Steven Wayne Levinson, the bargainor(s), by the said Tillman W. Payne, as Attorney-in-Fact.

WITNESS my hand and Official Seal at office this August 3rd, 2018

Notary Public

My commission expires 11-8-21

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bobby Lee Cason as Executor for the Estate of Mary Catherine Cason** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 3rd, 2018

Notary Public

My Commission Expries 11-8-21

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Deana Simpkins as Executrix for the Estate of Barbara Ann Levinson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 3rd, 2018

Notary Public

My commission expires 11-8-21

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY