WARRANTY DEED

Bill Garrett Davidson County
Batch# 130956 DEEDWARR
08/20/2018 12:34:12 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20180820-0082330

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larry Davidson	New Owner	173-06-0-B-008.00 CO
(NAME)	(NAME)	
2395 Somerset Valley Dr.		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Elliot Simpson and Candice Simpson, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry Davidson and Jamie G. Davidson, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 8, on the Final Plat, Cambridge Park Subdivision, Phases 2 & 3, of record in Instrument No. 20160609-0058582, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Elliot Simpson and Candice Simpson, husband and wife, by Warranty Deed from Atkins & Associates Homebuilders, Inc., a Tennessee corporation, dated April 28, 2017, of record in Instrument No. 20170503-0043595, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat of record in Instrument No. 20160609-0058582; Inspection and maintenance agreement for stormwater management facilities of record in Instrument No. 20071227-0147964; Conveyance of open space of record in Instrument No. 20120912-0082686; Charter of Cambridge Park Property Owners Association of record in Instrument No. 20130702-0068358; Restrictions of record in Instrument No. 20130702-0068358 and Instrument No. 20151208-0123306; By-Laws of Cambridge Park Property Owners Association of record in Instrument No. 20130702-0068358; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2395 Somerset Valley 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 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 our hands this 10th day of August, 2018.

Elliot Simpson

Candice Simpson

State of Georgia
County of Fulton

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Elliot Simpson and Candice Simpson, 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 official seal at Fulton, Georgia, this 10 day of August, 2018.

Notary Public
My Commission Expires: MY COMMISSION EXPIRES AUGUST 24, 2021

NANY PEREZ NOTARY PUBLIC FULTON COUNTY

File No.: 28039

Return To:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212