WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 137572 DEEDWARR
09/06/2018 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20180906-0088340

CARLA JOHNSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of September, 2018.

Notary Public

MY COMMISSION EXPIRES: 10.20.19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
North Hampton Investments, LLC	North Hampton Investments, LLC	083 08 0 002.00
(NAME) 16126 Royal Mount Drive	(NAME) 16126 Royal Mount Drive	
(ADDRESS)	(ADDRESS)	
Encino, CA 91436	Encino, CA 91436	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **James D. Simmons, Sr., an unmarried man and Deborah Ann Johnson, a married woman, as joint tenants with the right of survivorship,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **North Hampton Investments, LLC, a Tennessee limited liability company,** 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. 19 on the plan of Roselawn, as of record in Book 2133, Page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 76 feet on the easterly side of Beechmont Place and runs back on the northerly line 131.5 feet and on the southerly line 133.7 feet to a dead line on which it measures 76 feet.

Being the same property conveyed to Earl T. Johnson and wife, Christine C. Johnson by Warranty Deed from James S. Jones and Charles R. Land dated February 19, 1953 and recorded February 25, 1953 in Book 2136, Page 347, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to James D. Simmons, Sr. and Deborah Ann Johnson, as joint tenants with the right of survivorship by Quit Claim Deed from James D. Simmons, Jr. and Deborah Ann Johnson dated May 25, 2006 and recorded May 26, 2006 as Instrument No. 20060526-0062139, in said Register's Office for Davidson County, Tennessee. The said Earl T. Johnson having died May 31, 1989 leaving Christine C. Johnson as the surviving tenant by entirety. The said Christine C. Johnson having died on April 17, 2005 leaving James D. Simmns Sr. and Deborah Johnson as her sole heirs at law. See Affidavit of Heirships recorded Simultaneously herewith and in Instrument No. 20060626-0062138, Register's Office Davidson County, Tennessee. 201809060088338 201809060088339

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 903 Beechmont Place, Nashville, TN 37206

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, has 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 5th day of September, 2018

James D Simmons Sr

James D. Simmons, Sr.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **James D. Simmons, Sr.**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of September, 2018.

Notary Public

My Commission Expires: 10.20.19

(SEAL)

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: MFR-186081SSO

Witness our hands this 31 **day of** August, **2018**

Deborah Ann Johnson
Deborah Ann Johnson

STATE OF WASHINGTON

COUNTY OF Pierce

Personally appeared **before me, the undersigned authority, a Notary Public in and for said County and State** aforesaid, **the within-named Deborah Ann Johnson,** the bargainor, **with whom I am personally** acquainted **(or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein** contained.

witnessed | stamped 9/1/18

Witness my hand and official seal, this the ~~5th~~ **of September, 2018.**

Zach Fetbrand
Notary Public

My Commission Expires: 5/7/22

(SEAL)

ZACH FETBRANDT
200792
NOTARY
PUBLIC
COMM. EXPIRES 05-07-22
STATE OF WASHINGTON

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

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