Karen Y Johnson Davidson County
Batch# 143886 DEEDWARR
09/21/2018 12:47:57 PM 2 pgs
Fees: $13.00 Taxes: $259.00
20180921-0093784

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Joe Norman Wilkes
Affiant

Subscribed and sworn to before me, this 18TH DAY OF SEPTEMBER, 2018.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-28-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Norman Wilkes, II, a married man and Barry Dewayne Wilkes, a married man	NEW OWNERS	067-00-0-032.00
	(NAME)	
5025 Ashland City Hwy		067-00-0-031.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we William O. Simpkins and Doreene D. Simpkins, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joe Norman Wilkes, II, a married man and Barry Dewayne Wilkes, a married man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

PARCEL 31:
LAND LYING IN THE 1ST COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MAP 67, PARCEL 31, PROPERTY OF WILLIAM O. SIMPKINS OF RECORD IN BOOK 5398, PAGE 232, ACCORDING TO A SURVEY MADE BY MICHAEL R. WILLIAMS, REGISTERED LAND SURVEYOR NO. 1906, ON AUGUST 24, 2018, BY PROJECT NO. 2018104-52, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN CONCRETE IN THE SOUTH RIGHT-OF-WAY OF STATE ROUTE 12 OR ASHLAND CITY HIGHWAY AND BEING A COMMON CORNER WITH PARCEL 93, PROPERTY OF JOE WILKES OF RECORD IN BOOK 4637, PAGE 418;
THENCE WITH ASHLAND CITY HIGHWAY, N 89 DEG. 27' 52" E, 498.00' TO THE TRUE CORNER AND BEING S 60 DEG. 42' 29" W, 2.77' FROM AN IRON PIN IN CONCRETE AND CORNER WITH PARCEL 32, PROPERTY OF WILLIAM O. SIMPKINS OR RECORD IN BOOK 2962, PAGE 419;
THENCE WITH PARCEL 32, S 26 DEG. 10' 09" W, 336.64' TO AN IRON PIN OLD AND IN THE NORTH LINE OF PROPERTY OWNED BY THE RAILROAD NO PARCEL OR DEED OF RECORD FOUND;
THENCE WITH SAID RAILROAD PROPERTY FOR THE FOLLOWING 6 CALLS:
N 81 DEG. 43' 18" W, 191.25' TO AN IRON PIN OLD;
S 02 DEG. 25' 14" W, 143.60' TO AN IRON PIN IN CONCRETE OLD;
S 08 DEG. 15' 08" W, 126.26' TO AN IRON PIN IN CONCRETE OLD;
S 19 DEG. 17' 01" W, 101.25' TO AN IRON PIN IN CONCRETE OLD;
S 25 DEG. 13' 59" W, 95.03' TO AN IRON PIN IN CONCRETE OLD;
N 53 DEG. 57' 10" W, 284.13' TO AN IRON PIN IN CONCRETE OLD AND COMMON CORNER WITH SAID JOE WILKES PROPERTY;
THENCE WITH WILKES, N 16 DEG. 52' 11" E, 577.52' TO THE POINT OF BEGINNING AND CONTAINING 234,156.48 SQUARE FEET, OR 5.38 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM O. SIMPKINS, BY WARRANTY DEED, FROM LUCIEN DALE, TRUSTEE, OF RECORD IN BOOK 5398, PAGE 232, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 23, 1979 AND RECORDED ON FEBRUARY 23, 197

PARCEL 32:
LAND LYING IN THE 1ST COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING MAP 67, PARCEL 32, PROPERTY OF WILLIAM O. SIMPKINS OF RECORD IN BOOK 2962, PAGE 419, ACCORDING TO A SURVEY MADE BY MICHAEL R. WILLIAMS, REGISTERED LAND

WARRANTY DEED
(Continued)

SURVEYOR NO. 1906, ON AUGUST 24, 2018 , BY PROJECT NO. 2018104-52, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N 60 DEG. 42' 29" E, 2.77' FROM AN IRON PIN IN CONCRETE OLD AND BEING THE TRUE CORNER OF PARCEL 32 AND IN THE SOUTH RIGHT-OF-WAY OF STATE ROUTE 12 OR ASHLAND CITY HIGHWAY;
THENCE WITH ASHLAND CITY HIGHWAY, N 89 DEG. 27' 52" E, 152.00' TO AN IRON PIN OLD IN CONCRETE AND COMMON CORNER WITH PARCEL 33, PROPERTY OF NANCY G. S. BRASHER OF RECORD IN WILL BOOK 85, PAGE 218A;
THENCE WITH PARCEL 33, S 25 DEG. 21' 56" W, 352.50' TO AN IRON PIN OLD AND IN THE NORTH LINE OF PROPERTY OWNED BY THE RAILROAD NO PARCEL OR DEED OF RECORD FOUND;
THENCE WITH SAID RAILROAD PROPERTY, N 84 DEG. 17' 03" W, 150.20' TO AN IRON PIN OLD AND COMMON CORNER WITH SAID PARCEL 31; THENCE WITH PARCEL 31, N 26 DEG. 10' 09" E, 336.64' TO THE POINT OF BEGINNING AND CONTAINING 47,786.69 SQUARE FEET, OR 1.10 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM O. SIMPKINS AND WIFE, DOREENE D. SIMPKINS, BY WARRANTY DEED FROM MARGARET LUCILLE TAYLOR, A WIDOW, OF RECORD IN BOOK 2962, PAGE 419, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5001 & 5015 Ashland City Highway, Nashville, TN 37218
(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 my/our hand(s) this 18th day of September, 2018.

William O. Simpkins

Doreene D. Simpkins

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William O. Simpkins and Doreene D. Simpkins, husband and wife, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of September, 2018.

Notary Public

My Commission Expires:

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072