Karen Y Johnson Davidson County
Batch# 153502 **DEEDWARR**
10/23/2018 01:31:11 PM 2 pgs
Fees: $13.00 Taxes: $536.50

20181023-0105026

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$145,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF **OCTOBER, 2018**.

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. CHRISTOPHER SIMPSON AND CAROLYN C. SIMPSON	**SAME**	**142-10-0C-014.00 CO**
(NAME) **4792 FAIRVILLE COURT**	(NAME)	
(ADDRESS) **MARIETTA, GA 30062**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **I, BERNARD MICHAEL NAFT, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J. CHRISTOPHER SIMPSON AND CAROLYN C. SIMPSON, 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 Unit No. 7216, together with the appurtenant interest in the common elements of Sheffield, on the Plan of Sheffield Square Condominiums, Second Revision, a horizontal property regime established by Master Deed of record in Book 7142, page 73 and amended in Book 7160, page 232, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A-2" to the aforementioned Master Deed and being located upon Lots 7 and 8 on Plan of Sheffield Square, Second Revision, of record in Book 5190, page 375, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to BERNARD MICHAEL NAFT from HANI M.S. HINDIYEH AND WIFE, FAWZIEH F. ABUZER, by deed dated January 26, 2017 of record in Instrument No. 20170130-0009629, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the Master Deed of record as Book 7142, page 73, amended in Book 7160, page 232; Restrictive Covenants in Book 5503, page 630; Matters shown on the Plan of record in Book 5190, page 375; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **7216 SHEFFIELD SQUARE, NASHVILLE, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-PR-18-7216

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 hand this 18th day of October, 2018.

Bernard Michael Naft

BERNARD MICHAEL NAFT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BERNARD MICHAEL NAFT,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of October, 2018.

My commission expires: **MAY 2, 2022**



Lee A. Cohen

Notary Public