WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 153764 DEEDWARR
10/24/2018 12:07:22 PM 2 pgs
Fees: $13.00 Taxes: $1,620.23

20181024-0105407

File No. TE0004598

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of October, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/20/19

(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily M. Bishop and James M. Bishop	NEW OWNER	138-00-0-077.00
(NAME)	(NAME)	
3853 COUCHVILLE PIKE		
(ADDRESS)	(ADDRESS)	
HERMITAGE, TN, 37076		
(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, I, **The Trustees of Maurice Steven Simpson & Karen Hyde Simpson Revocable Living Trust UAD March 7, 2000,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily M. Bishop and James M. Bishop, wife and husband,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 4th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a corner post in the South margin of Couchville Pike and the Northwest corner of Charlies M. Boulton Property; thence S 38 degrees 29' W 666.3 feet to a post; thence S 53 degrees 42' W 123.85 feet to a corner post; thence N 07 degrees 20' E 893.15 feet along a wire fence and a corner post in the South margin of Couchville Pike; thence S 54 degrees 00' E 495.00 feet to the point of beginning, being 4.70 acres, more or less.

Being the same property conveyed to The Maurice Steven Simpson and Karen Hyde Simpson Revocable Living Trust Agreement dated March 07, 2000, by Quit Claim Deed from Maurice S. Simpson and wife, Karen S. Simpson, of record in Instrument No. 20050629-0074576, in the Register's Office of Davidson County, Tennessee, dated June 27, 2005 and recorded on June 29, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3853 COUCHVILLE PIKE, HERMITAGE, TN 37076

(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 hand this 22nd day of October, 2018.

The Maurice Steven Simpson and Karen Hyde Simpson Revocable Living Trust dated March 7, 2000

Maurice Steven Simpson as Trustee

Karen Hyde Simpson as Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Maurice Steven Simpson and Karen Hyde Simpson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Trustees of The Maurice Steven Simpson & Karen Hyde Simpson Revocable Living Trust UAD March 7, 2000, the within named bargainor, and that he/she as such Trustees, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustees.

Witness my hand this 22nd day of October, 2018.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206