Karen Y Johnson Davidson County
Batch# 155919 DEEDWARR
11/01/2018 04:05:30 PM 4 pgs
Fees: $23.00 Taxes: $1,054.50
20181101-0108547

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is **$285,000.00.**

Affiant

Subscribed and sworn to before me, this 30th day of October, 2018.

Notary Public

My commission expires: 8/22/22

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Parkway, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Michael D. Sims and Teri L. Sims	Michael D. Sims and Teri L. Sims	126-15-0B-15.00-CO
8212 Boone Trace	8212 Boone Trace	
Nashville, TN 37221	Nashville, TN 37221	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Lynn Tede, a married woman, Kimberly Malick, a married woman and Keely Hagan, a married woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Michael D. Sims and Teri L. Sims, Husband and Wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Lexington Point Subdivision, Section Two of record in Plat at Instrument No. 20010515-0049954, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Harold H. Batson and Brenda F. Batson husband and wife by Warranty deed from Adam C. Kirk and wife, Nicole Kirk of record in Instrument No. 20160511-0046913 Register's Office for Davidson County, Tennessee, dated May 03, 2016 and recorded on May 11, 2016. The said Harold H. Batson having since died intestate on July 30, 2018, leaving said property to the devisees, Lynn Tede, Kimberly Malick and Keely Hagan, his only Heirs-at-Law. The said Brenda F. Batson having predeceased her husband Harold H. Batson on April 27, 2018. Reference Affidavit of Heirship of record in Instrument Number 20181101010854 6, Register's Office for Davidson County, Tennessee.

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MAP & PARCEL #126-15-0B-15.00-CO

This is **improved** property known as **8212 Boone Trace, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of October, 2018.

Lynn Tede, Administratrix

Lynn Tede, Individually

Kimberly Mailck

Keely Hagan

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Lynn Tede,Administratrix and Lynn Tede Individually, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of October, 2018.

Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

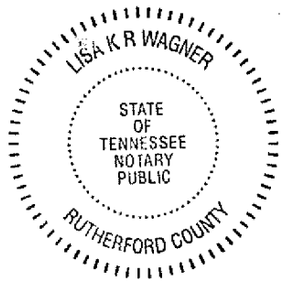
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STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kimberly Malick, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of October, 2018.

Lisa K R Wagner
Notary Public
My Commission Expires: Sept. 20, 2020



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Keely Hagan, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of October, 2018.

Lisa K R Wagner
Notary Public
My Commission Expires: Sept. 20, 2020

SolomonParks File No. 18-001196-529



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TRUE COPY CERTIFICATION

I, Lisa K. R. Wagner, 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 documents executed and authenticated according to law.

Lisa K. R. Wagner

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally, appeared before me Barbara T. Hodge, a notary public for this county and state, Lisa K. R. Wagner, who acknowledges that this certification of an electronic documents is true and correct and whose signature I have witnessed.

Notary Public

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

My Commission Expires: 03/08/2021