THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Y Johnson Davidson County
Batch# 175100 DEEDWARR
12/18/2018 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20181218-0122687

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John A. Paulk and Kristin Paulk 6520 Chessington Drive Nashville, TN 37221	New owner	155-08-0C-015.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Derek T. Simpson and Amanda R. Simpson, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **John A. Paulk and Kristin Paulk, husband and wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee and being Lot 15 as shown on the plan of Poplar Creek Estates, phase Two, of record in Book 6900, Pages 339—347, amended in Book 7900, pages 888—889, in the Registers Office for Davidson County, Tennessee, and to which specific reference is hereby made tor a more particular description.

Being the same property conveyed to Derek T. Simpson and Amanda R. Simpson, husband and wife, by Warranty Deed from Mary T. Thomas and Boby K. Thomas, husband and wife, of record on February 1, 2016, at Instrument No. 20160201-0009476, Davidson County Register of Deeds.

This is improved property known as 6520 Chessington Drive Nashville, Nashville, TN 37221.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 13th **day of** December, **2018:**

Derek Simpson

Amanda Simpson

STATE OF ~~TENNESSEE~~ A.C. Arkansas

COUNTY OF Benton

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

Witness my hand and official seal, this 13 day of December, 2018:

Notary Public

My Commission Expires: 08/04/2026

ANGEL CORTEZ
Notary Public-Arkansas
Benton County
My Commission Expires 08-04-2026
Commission # 12698831

re sign

STATE OF TENNESSEE

COUNTY OF ~~Benton~~ DAVIDSON KR

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $365,000.00:

~~Affiant~~

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 14th DAY OF December, 2018:

~~Notary Public~~

My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, John W. Bishop, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)