Karen Johnson Davidson County
Batch# 221296 DEEDWARR
04/24/2019 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $952.75
20190424-0037466

WARRANTY DEED

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF April, 20 19.

Notary Public

MY COMMISSION EXPIRES: 7/8/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
De Etta Lynn Brewer-Meek and Edward Meek	BancorpSouth	
(NAME)	(NAME)	08604003600
636 Old Lebanon Dirt Road	P.O. Box 3356	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Tupelo, MS 38803	
(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, WE, **William A Simpson, and Caroline K Simpson, husband and wife** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **De Etta Lynn Brewer-Meek and Edward Meek, 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 Davidson County, Tennessee, being Lot No. 182 on the Plan of Rachel's Retreat, Phase I, as of record in Book 5200, Page 516, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description.

Being the same property conveyed to William A. Simpson and Caroline K. Simpson by virtue of that certain Warranty Deed dated September 30, 2015, and being of record at Instrument No. 20151001-0099960, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 6056, Page 670, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 636 Old Lebanon Dirt Rd 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 19th day of April, 2019.

William A. Simpson, by Caroline K Simpson, Attorney-In-Fact

William A Simpson, by Caroline K Simpson, Attorney-In-Fact

Attorney In-fact

Caroline K Simpson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Caroline K Simpson**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of April, 2019.

Notary Public

My Commission Expires: 11/8/22

ASHLEE D. PAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of April, 2019, before me personally appeared **Caroline K Simpson**, to me known to be the person who executed the foregoing instrument in behalf of **William A Simpson**, and who acknowledged that she executed the same as the free act and deed of **William A Simpson**.

WITNESS my hand and official seal at office this 19th day of April, 2019.

Notary Public

My Commission Expires: 11/8/22

ASHLEE D. PAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Caroline K Simpson, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of **William A Simpson**, the principal.

This 19 day of April, 2019.

Caroline K Simpson

Sworn to and subscribed before me by **Caroline K Simpson** this 19 day of April, 2019.

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires 11/8/22

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY