Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $206,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of May, 2019.

Notary Public
My commission expires: 4-22-23

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 226858 DEEDWARR
05/07/2019 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $762.20
20190507-0042811

04-1904-57211

Address of New Owner:	Send Tax Bills to:	Tax Information:
Calvin Simpson	Calvin Simpson	135-12-0-B-003.00
2158 Nashboro Blvd	2158 Nashboro Blvd	CO
Nashville TN 37217	Nashville, TN 37217	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Beverly R. Bishop, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Calvin Simpson, a single man**, hereinafter called the Grantees, their successors 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. 3, on the Plan of Nashboro Village Tract 7, Horizontal Property Regime, Private Element Plat, as established by the Declaration of Covenants, Conditions and Restrictions of record in Book 11703, Page 520; Instrument No. 20000316-0027171; Instrument No. 20010322-0027768; Instrument No. 20031118-0168332; Instrument No. 20050222-0018813; Instrument No. 20050220-0018814; and Instrument No. 20091105-0102438, and as shown on the Plan of record in Book 11700, Pages 49 and 50, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Beverly R. Bishop, an unmarried woman by deed from Richard C. Emrich, Jr., an unmarried man, dated July 29, 2013, recorded July 30, 2013, of record in Instrument No. 20130730-0078969, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2158 Nashboro Blvd, Nashville, TN 37217.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 6th day of May, 2019.

Beverly R. Bishop

Beverly R. Bishop

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Beverly R. Bishop**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 6th day of May, 2019.

Notary Public

TONYA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

My Commission expires: 3/31/20

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC (SEAL)
WILSON COUNTY