THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190520564

Karen Johnson Davidson County
Batch# 249801 **DEEDWARR**
06/27/2019 03:42:10 PM 2 pgs
Fees: $13.00 Taxes: $1,553.63

20190627-0062740

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $419,900.00.

Affiant

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-07-2022

Subscribed and sworn to before me, this 26th day of June, 2019.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Scott Sims and Jordan Sims 338 Timberdale Court Nashville TN 37211	New Owner	Tax Parcel ID No. 147-05-0-241.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark Taylor Ezell and Kimberly M. Ezell, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Scott C. Sims and Jordan O. Sims, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 101, as shown on the map entitled Section Four, Caldwell Country Estates, of record in Plat Book 2854, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MARK TAYLOR EZELL, by deed from ADAM D. TERRY and wife, CATHERINE G. TERRY, of record in Instrument No. 20120510-0040751, dated May 9, 2012, said Register's Office.

MARK TAYLOR EZELL conveyed his interest to MARK TAYLOR EZELL and KIMBERLY M. EZELL, HUSBAND AND WIFE, by quitclaim deed of record in Instrument No. 20130617-061694, dated

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 147-05-0-241.00.

Matters shown on the Plan of record in Plat Book 2854, page 101, said Register's Office.

This is improved property located at 338 Timberdale Court Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RT-19-338

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of June, 2019.

Mark Taylor Ezell

Mark Taylor Ezell

Kimberly M. Ezell

Kimberly M. Ezell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark Taylor Ezell and Kimberly M. Ezell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022