Name and Address of New Owner:
Charles Sims and Deanne Sims
217 Lucky Drive
Nashville, TN 37211

Send Tax Bills To:
Charles Sims and Deanne Sims
217 Lucky Drive
Nashville, TN 37211

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard
Suite 203
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 257403 DEEDWARR
07/16/2019 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $928.70
20190716-0069379

Map & Parcel No: 148-01-0-067

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Steve Howell and wife, Teresa Howell and Nicholas S. Howell, married** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Charles Sims and Deanne Sims, husband and wife**, "the Grantees ," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 210 on Plan of Hillbrook, Section II, a plan of which is of record in Book 3300, Page 12, said Register's Office.

Said Lot No. 210 fronts 71 feet on the south side of Lucky Drive and runs back 128.4 feet on the westerly line and 157.3 feet on the easterly line to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Steve Howell and wife, Teresa Howell, and Nicholas Howell, by Warranty Deed from Patsy J. Martin, dated August 4, 2017 of record in Instrument # 20170822-0085932, Register's Office for Davidson, County, Tennessee. This property has never been the primary residence of the Grantors.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Taxes and assessments for 2019 and subsequent years; All matters as shown on the plan of record in Plat Book 3300, Page 12, Restrictive covenants of record in Book 3277, Page 482, amended in Book 3286, Page 375, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as:217 Lucky Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of July, 2019.

Steve Howell (SEAL)

Teresa Howell (SEAL)

Nicholas S. Howell (SEAL)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 12th day of July, 2019, before me personally appeared Steve Howell, Teresa Howell and Nicholas S. Howell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of July, 2019.

ANDREW MITCHELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $251,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
12th day of July, 2019.

ANDREW MITCHELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My commission expires: 9/20/20
File No. 2019-223

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)