Karen Johnson Davidson County
Batch# 264254 DEEDWARR
07/30/2019 04:07:48 PM 2 pgs
Fees: $13.00 Taxes: $592.00
20190730-0075113

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$160,000.00~~.

Affiant

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

Notary Public

My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jim D. Simpson Mary Elizabeth Simpson	New Owners	07206000400
1018 Maplewood Place		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARY RACHEL HALLUMS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JIM D. SIMPSON AND MARY ELIZABETH SIMPSON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the westerly 64 feet of the easterly 127 feet of Lots Nos. 34, 35 and 36 on the Plan of Manor Place of record in Plat Book 843, Page 24, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lots Nos. 34, 35 and 36 front 64 feet on the northerly side of Maynor Avenue and run back between parallel lines, 160 feet to a dead line.

Being the same property conveyed to David Douglas O'Connell by Warranty deed from Mary Greene O'Connell of record in Book 3762, page 289, Register's Office for Davidson County, Tennessee, dated May 7, 1964 and recorded on May 18, 1964.

David Douglas O'Connell died intestate August 30, 2009 leaving heirs Deborah Ann Outlaw and Mary Rachel Hallums. His Estate was administered in Docket No. 09P1589, Mary Rachel Hallums was named Administratrix.

Being the same property conveyed to Mary Rachel Hallums, individually and Deborah Ann Outlaw, individually by Quitclaim deed from Mary Rachel Hallums, as Administratrix of record in Instrument No. 20170706-0068042 Register's Office for Davidson County, Tennessee, dated May 18, 2017 and recorded on July 6, 2017.

Being the same property conveyed to Mary Racel Hallums by Quitclaim deed from Deborah Ann Outlaw of record in Instrument No. 20170726-0075418 Register's Office for Davidson County, Tennessee, dated July 17, 2017 and recorded on July 26, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 911 Maynor Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of July, 2019.

Mary Rachel Hallums

Mary Rachel Hallums

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mary Rachel Hallums, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of July, 2019.

J. Brandon Miller

Notary Public

My Commission Expires: 5-2-22

