RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912465

WARRANTY DEED

Karen Johnson Davidson County
Batch# 289408 DEEDWARR
09/23/2019 09:19:39 AM 2 pgs
Fees: $13.00 Taxes: $802.53

20190923-0096174

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $216,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th day of September, 2019.

NOTARY PUBLIC

My commission expires: 10/6/21

FRANK ROBERTS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gina S Simpson 2800 Hastings Road Nashville, TN 37214	Same address as new owner	096-09-0-120.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixteen Thousand Nine Hundred and 00/100 Dollars ($216,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **WILLIAM LARRY SMITH**, unmarried, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **GINA S SIMPSON**, unmarried, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 61 on the plan of Donelson Heights Subdivision, as of record in Plat Book 1424, Page 35, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to William Larry Smith by Quitclaim Deed from Lori Beth Smith, pursuant to a Final Decree of Divorce between the parties, dated 12/21/10 and recorded 1/21/11 in Instrument No. 20110121-0005998; and being the same property previously conveyed to William L. Smith, married, by Warranty Deed from Vera M. Bobbitt, dated 6/22/07 and recorded 7/18/07 in Instrument No. 20070718-0085443, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 2800 Hastings Road, Nashville, TN 37214, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 19th day of September, 2019.

WILLIAM LARRY SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, William Larry Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of September, 2019.

Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2021

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY