Name and Address of New Owner:
Marlon Dajuan Douglas and Jasmine Ceara Patricia Buckley

Send Tax Bills To:
Highlands Residential Mortgage, LTD.
12001 N. Central Expressway, Suite 750
Dallas, TX 75243

This Instrument Prepared By:
Regina Sullo
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 086-07-0-131

Karen Johnson Davidson County
Batch# 332592 DEEDWARR
12/19/2019 03:40:44 PM 2 pgs
Fees: $13.00 Taxes: $858.40
20191219-0131303

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, **Joseph T. Simpler, Jr. and Kathryn Greenwold, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Marlon Dajuan Douglas, a single man, and Jasmine Ceara Patricia Buckley, a single woman,** "the Grantees," the following described real estate in Davidson County, Tennessee :

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 282 on the Plan of Jackson's Retreat, Phase 5-A, of record in Book 6250, Page 309, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph T. Simpler, Jr., an unmarried man and Kathryn L. Greenwold, an unmarried woman, as tenants in common with right of suvivorship, by Warranty Deed from Debra A. Cummins, unmarried, recorded on Instrument No. 20120705-0058836, in the Register's Office for Davidson County, Tennessee.

Joseph T. Simpler, Jr. and Kathryn L. Greenwold, having since married to each other.

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.

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

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of December, 2019.

Kathryn L. Greenwold (SEAL)

Joseph T. Simpler, Jr. (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of December, 2019, before me personally appeared Kathryn Greenwold and Joseph Simpler, 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 18th day of December, 2019.

Notary Signature
My commission expires: 11.8.22

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $232,000.00, 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
18th day of December, 2019.

Notary Public
My commission expires: 11.8.22
File No. 2019-837

REGINA V SULLO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2022