WARRANTY DEED

Karen Johnson Davidson County
Batch# 334229 DEEDWARR
12/26/2019 08:54:58 AM 2 pgs
Fees: $13.00 Taxes: $2,752.80

20191226-0132810

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $744,000.00

William Hart Simpson
Affiant

Subscribed and sworn to before me, this the 23rd day of December, 2019.

Notary Public

My commission expires: 1/17/21

(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William Hart Simpson **Patricia Gardner Simpson**	**Franklin Synergy**	**Map 105-13-0 Parcel 144.00**
PS UHS 4117 Hillsboro Pike, #103-305	722 Columbia Ave	
Nashville, TN 37215	Franklin, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

15 Farm Real Estate, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Hart Simpson and Patricia Gardner Simpson, Husband and Wife

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 24 on the Plan of The McAllister Property, of record in Plat Book 421, Page 10, 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 Chris A. DeLong and Karol Ann DeLong, husband and wife, by Deed dated July 29, 2016 from Brittney Elizabeth Forrister, unmarried, of record in Instrument No. 20160801-0078956 and further conveyed to 15 Farm Real Estate, LLC, a Tennessee limited liability company by Quitclaim Deed dated April 24, 2018 from Chris A. DeLong and Karol Ann DeLong, of record in Instrument No. 20180425-0038924, Register's Office for Davidson County, Tennessee.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 421, Page 10, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenant for Accessory Dwelling, Detached Historical of record in Instrument No. 20180611-0055534, said Register's Office. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **1106 S. Douglas Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 17th day of **December, 2019.**

15 Farm Real Estate, LLC, a Tennessee limited liability company

Chris A. DeLong

Chris A. DeLong, member

Karol Ann DeLong

Karol Ann DeLong, member

STATE OF TEXAS)
COUNTY OF Hunt)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Chris A. DeLong and Karol Ann DeLong** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be the **Members** of **15 Farm Real Estate, LLC**, a Tennessee limited liability company, the within named bargainor, and that they, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Chris A. DeLong and Karol Ann DeLong** as the **Members**.

Witness my hand and official seal at Commerce, Texas, this 17th day of **December, 2019.**
city

Ashley Cunningham

Notary Public

My Commission Expires: 07-18-2023

(seal)

ASHLEY CUNNINGHAM
Notary Public
State of Texas
ID # 13209118-1
My Comm. Expires 07-18-2023