Name and Address of New Owner:
Jim Simpson and Mary Elizabeth Long-Simpson
1316 Riverwood Drive
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 398119 DEEDWARR
05/11/2020 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20200511-0048479

Send Tax Bills To:
SAME

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

Map & Parcel No: 061-16-0-038.00

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, **Cornelia B. Hill**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jim Simpson and Mary Elizabeth Long-Simpson, Husband and Wife,** "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:
Being a part of Lot No. 43 and part of Lot No. 44 on the map of the Eastdale Place of record in Book 547, page 29 and 30, said Register's Office described as follows:
Beginning at a point in the southerly margin of Riverwood Drive said point being 3 feet west of the common corner of lots Nos. 43 and 44 of said subdivision; thence in a southerly direction 200 feet, more or less, to the common rear corner of Lots Nos. 43 and 44 of said subdivision; thence easterly 90 feet 10 a point in the rear line of Lot No. 44 thence northeastwardly 200 feet. more or less to a point in the southerly margin of Riverwood Drive, said point being the common corner of Lots Nos, 44 and 45 of said subdivision; thence westwardly with the margin of same 103 feet to the point of the beginning.

Being the same property conveyed to Cornelia B. hill by Quitclaim Deed from James N. Hill (now deceased) and wife, Cornelia B. Hill, recorded on September 24, 2008, of Instrument No. 20080924-0097091, Register's Office for Davidson County, Tennessee.

This is improved property known as 1316 Riverwood Drive, Nashville, Tennessee 37216.

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 24th day of April, 2020.

Cornelia B Hill by Vickie Sue Hill attorney in fact
Cornelia B. Hill by Vickie Sue Hill, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Vickie Sue Hill, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Attorney in Fact for Cornelia B. Hill, the within named bargainor, and she as such Attorney in Fact being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Cornelia B. Hill by herself as said Attorney In Fact.

Witness my hand, at office, this 24th day of April, 2020.

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Notary Signature
My commission expires:

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 $350,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Angela Pearson
(Affiant)

Sworn to and subscribed before me this 24th day of April, 2020.

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Notary Public
My commission expires: 4-17-2023
File No. 2020-1014

True Copy Certification

I, **Angela Pearson**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Angela Pearson

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty,** a notary public for this county and state, **Angela Pearson,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

My Commission Expires: 9/20/2021

SEAL

CHASITY PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021