WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES:

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-08-2022

J-SB-HNP-20-205

(AFFI)

Karen Johnson Davidson County
Batch# 412188 DEEDWARR
06/09/2020 08:23:34 AM 2 pgs
Fees: $13.00 Taxes: $573.50

20200609-0058776

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Home Network Partners, Inc.	**New Owner**	
(NAME) **1710 Belcourt Ave., #317**	(NAME)	**60-12-93.00**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARY ANTHONY SIMPKINS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOME NETWORK PARTNERS, INC.,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 99 on the Plan of Capitol View Subdivision, as shown on the plat of record in Plat Book 974, Pages 52 and 53, Register's Office for said County.

Said part of lot fronts 75 feet on the North side of Capitol View Avenue and extends back northerly between lines 261.6 feet, more or less, on the easterly margin, and 238 feet, more or less, on the westerly margin, to a link measuring 65 feet, more or less, on said rear line.

Being the same property conveyed to Gary W. Simpkins and wife, Joyce E. Simpkins by Warranty Deed from Heirs at Law of Bertie Sprouse: Anita Faye Horton, June Carolyn Johnson, Joyce Emmalene Sprouse Simpkins, Clyde Thomas Sprouse, Jr. and Sue Ann Potts, recorded July 11, 2003 in Instrument No. 20030711-0096126, Register's Office for Davidson County, Tennessee.
The said Joyce E. Simpkins having since died on September 24, 2008 leaving Gary W. Simpkins as the surviving tenant by the entirety.
The said Gary W. Simpkins having since died intestate on October 6, 2019. Probate having been opened and Letters of Administration appointing Gary Anthony Simpkins as Administrator as noted in Docket 19P2192, Seventh Circuit Court of Davidson County, Tennessee (Probate Division).
Affidavits of Heirship conveying the subject property to Gary Anthony Simpkins are of record in Instrument Nos. 20200609-0058774 & 20200609-0058775, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **205 Capitol View Avenue, Nashville, Tennessee 37207**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 5th DAY OF JUNE, 2020.

Gary Anthony Simpkins

Dorothy Simpkins
**The said Dorothy Simpkins joins in this conveyance to convey any marital interest she may have in the subject property.

Estate of Gary Walter Simpkins

By: Gary Anthony Simpkins, Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY ANTHONY SIMPKINS AND DOROTHY SIMPKINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of June, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary Anthony Simpkins, Personal Representative of the Estate of Gary Walter Simpkins, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 5th day of June, 2020.

Notary Public

My Commission Expires: 1-3-22

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212