Karen Johnson Davidson County
Batch# 420975 DEEDWARR
06/19/2020 10:41:41 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20200619-0065235

Warranty Deed

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $335,000.00

Affiant

Subscribed and sworn to before me, this the 17th day of June, 2020.

Notary Public

My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nikki Michelle Simpson Gordon Simpson	Franklin Synergy Bank	128-09-031.00
7726 Indian Springs Drive	722 Columbia Avenue	
Nashville, TN 37221	Franklin, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MATTHEW TIMOTHY BYRD, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NIKKI MICHELLE SIMPSON AND GORDON SIMPSON WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 40 on the Plan of B. V. 1776 Estates, of record in Plat Book 5050, page 76, Register's Office for said county.

Said Lot No. 40 fronts 163.39 feet on the Southerly margin of Indian Springs Drive and runs back between lines 266.56 on the Westerly side and 289.02 feet on the Easterly side of a dead line in the rear measuring 164.93 feet thereon.

Being the same property conveyed to J. K. Byrd, Trustee by Substitute Trustee's deed from Arnold M. Weiss, Substitute Trustee of record in Book 9204, page 379, Register's Office for Davidson County, Tennessee, dated December 01, 1993 and recorded on December 30, 1993.

Being the same property conveyed to Jack K. Byrd and Ruth M. Byrd, as tenancy by entirety by Quitclaim deed from J. K. Byrd, Trustee of record in Instrument No. 20011121-0127918, Register's Office for Davidson County, Tennessee, dated November 20, 2001 and recorded on November 21, 2001.

Being the same property conveyed to Melinda Diane Byrd by Quitclaim deed from Ruth M. Byrd of record in Book Instrument No. 20100709-0053991, Register's Office for Davidson County, Tennessee, dated June 30, 2010 and recorded on July 09, 2010.

Melinda Diane Byrd died December 1, 2019, leaving the property to her son, Matthew

Timothy Byrd in her Will probated at Docket No. 19P2182.

Being also known as 7726 Indian Springs Drive Nashville, Tennessee 372211129.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 7726 Indian Springs Drive, Nashville, TN 37221, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

This having never been the personal residence of grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of June, 2020.

Matthew Byrd

Matthew Timothy Byrd, heir and beneficiary of Melinda Diane Byrd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew Timothy Byrd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of June, 2020

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021