Karen Johnson Davidson County
Batch# 439249 DEEDWARR
07/16/2020 03:24:30 PM 4 pgs
Fees: $23.00 Taxes: $1,036.00
20200716-0078433

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $280,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10TH DAY OF JULY, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1891LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Macon C. Boyce	SWBC MORTGAGE CORP	
1008 Donoho Drive	9311 SAN PEDRO # 100	053 16 0 302.00
Old Hickory, TN 37138	SAN ANTONIO, TX 78216	

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

JOSHUA SIMON AND JOSEPH SIMON AND WIFE ALISHA SIMON

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

MACON C. BOYCE, AN UNMARRIED MAN

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:

Lot 46, Jackson's Landing Estates, Section II, as shown on plat of record in Plat Book 8250, Page 975, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joseph S. Simon, a married man and Joshua Simon*, a married man, joint tenants in common with rights of survivorship, by Warranty Deed from Matthew Crane and Caroline Crane, husband and wife, of record in Instrument No. 20170627-0064333, in the Register's Office of Davidson County, Tennessee, dated June 23, 2017 and recorded on June 27, 2017.

* *Said property was never a primary residence for Joshua Simon.*

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable; Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.; Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Jackson's Landing Estates, Section II, as recorded in Plat Book 8250, Page(s) 975.;Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book I1408, Page 563.

This is improved property known as 1008 Donoho Drive, Old Hickory, TN 37138

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 in 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.

IN WITNESS WHEREOF, I have executed this instrument on the 7 day of JULY, 2020.

Joshua Simon

STATE OF ARIZONA

COUNTY OF PIMA

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

Witness my hand and official seal at Marana (CITY), Arizona (STATE) this 7 day of July, 2020.

Notary Public

January 16, 2024
My Commission Expires

RENEE R. HOFFMAN
Notary Public - State of Arizona
PIMA COUNTY
Commission # 582189
Expires January 16, 2024

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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 in 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 our hand on the 6th day of July, 2020.

Joseph S. Simon

Alisha Simon

STATE OF Oregon

COUNTY OF Lane

Personally appeared before me, a Notary Public of said County and State, JOSEPH S. SIMON AND ALISHA SIMON, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Witness my hand and official seal at Eugene, Oregon, this ~~10th~~ 6th **day of July, 2020.**

Notary Public

My Commission Expires: December 11, 2020

OFFICIAL STAMP
RICARDO MOTA
NOTARY PUBLIC - OREGON
COMMISSION NO. 969205
MY COMMISSION EXPIRES DECEMBER 11, 2021

file # 20-1891LA

True Copy Certification

I, **Angie Lawless**, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022