THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200728966

Karen Johnson Davidson County
Batch# 464625 **DEEDWARR**
08/26/2020 10:51:11 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20200826-0096689

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $440,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of August, 2020.

Notary Public
My Commission Expires:

WILLIAM T. MAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-18-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel Simpkins and Helen Simpkins 1131 Riverwood Drive Nashville TN 37216	New Owner	Tax Parcel ID No. 061 12 0 028.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Karen B. Lawrence, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Simpkins and Helen Simpkins, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Eastdale Place, a Subdivision of Part of Lot No. 4, in the Division of the William Williams Land on Gallatin Turnpike, of record in Plat Book 547, Pages 29 and 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Karen B. Lawrence, by Warranty Deed from Matthew John Sinback and Kathryn Evans Sinback, husband and wife, of record in Instrument No. 20120503-0038265, in the Register's Office of Davidson County, Tennessee, dated April 26, 2012 and recorded on May 03, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate 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 Eastdale Place, a Subdivision of Part of Lot No. 4, in the Division of the William Williams Land on Gallatin Turnpike, as recorded in Plat Book 547, Page(s) 29 and 30.

This is improved property located at 1131 Riverwood Drive Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of August, 2020.

Karen B. Lawrence
by Bridget Lawrence, Attorney in Fact

Karen B. Lawrence
By: Bridget Lawrence, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bridget Lawrence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Karen B. Lawrence and that she is authorized by Karen B. Lawrence to execute this instrument on her behalf.

WITNESS my hand, at office, this 25th of August, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 21