WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rebecca Simpson and Greg P. Simpson	SWBC Mortgage Corporation	Parcel ID: 08401002100
(NAME) 1410 Rosebank Avenue	(NAME) 9311 San Pedro Ave., Suite 100	
(ADDRESS) Nashville, TN 37206	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 542903 DEEDWARR
12/28/2020 02:48:55 PM 2 pgs
Fees: $13.00 Taxes: $2,109.00
20201228-0153729

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Anne L. Roddick, a single woman,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rebecca Simpson and ~~Greg~~ Gregory P. Simpson, wife and husband,** 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:

Land in Davidson County, Tennessee, being part of Lot No. 1 of the R.F. Davis Subdivision, not of record, and described according to a copy of a survey made by Ralph W.C. Lambert, Surveyor, dated November 26, 1960, as follows:

Beginning at an iron pin in the West margin of Rosebank Avenue at the Southeast corner of the property conveyed to the City of Nashville, by E.S. Weaver et ux, by deed of record in Book 2032, Page 195, said Register's Office; thence along the South line of said property, North 88 degrees 30 minutes West 180 feet to a bolt set in concrete; thence along the East line of the J.C. Barbour property by deed of correction from E.S. Weaver and wife, of record in Book 3163, Page 375, said Register's Office, South 1 degree 30 minutes West 108.00 feet to an iron pin, Barbour's new Southeast corner; thence along a fence line, South 82 degrees 37 minutes East 182 feet to an iron pin in the west margin of Rosebank Avenue; thence with said Avenue, North 1 degree 30 minutes East 130.5 feet to the beginning.

Being the same property conveyed to Anne L. Roddick and Michael A. Roddick, wife and husband, by Warranty Deed from Mikel W. Cole and Julie Ann Walker, dated March 27, 2017 and recorded March 29, 2017 in Instrument Number 20170329-0030680, Register's Office for Davidson County, Tennessee. Michael A. Roddick, having since died on November 8, 2017. AND;

FURTHER, being the same property conveyed to J. Richard O'Toole AKA Jerry Richard O'Toole, unmarried, and Patricia T. O'Toole, unmarried, by Warranty Deed from Anne L. Roddick, unmarried, dated June 5, 2019 and recorded June 13, 2019 in Instrument Number 20190613-0056887, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Annie L. Roddick, a single woman by Warranty Deed from J. Richard O'Toole a/k/a Jerry Richard O'Toole, unmarried and Patricia T. O'Toole, unmarried by Special Warranty Deed dated September 29, 2020, filed of record on October 2, 2020, in Instrument No. 20201002-0114314, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1410 Rosebank Avenue, Nashville, TN 37206

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, their heirs and assigns forever; and we do covenant with 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 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 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 hands this 18th day of December, 2020.

Anne L. Roddick

Anne L. Roddick

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this the 18th day of December, 2020.

Notary Public

My Commission Expires:

KARLA LILLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023