Karen Johnson Davidson County
Batch# 600648 DEEDWARR
03/26/2021 09:12:00 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20210326-0039930

Warranty Deed

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of March, 2021.

Notary Public

My commission expires: 9-6-22

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:
Stephen H. Claycomb, Jr and Lindsey Kanes	New Owner(s)	061-16-0-038.00
1316 Riverwood Drive		
Nashville, TN 37216		

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, **JIM SIMPSON AND MARY ELIZABETH LONG-SIMPSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN H. CLAYCOMB, JR AND LINDSEY KANES, HUSBAND AND WIFE**, 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being a part of Lot No. 43 and part of Lot No. 44 on the map of the Eastdale Place of record in Book 547, page 29 and 30, said Register's Office described as follows: Beginning at a point in the Southerly margin of Riverwood Drive said point being 3 feet west of the common corner of lots Nos. 43 and 44 of said subdivision; thence in a Southerly direction 200 feet, more or less, to the common rear corner of Lots Nos. 43 and 44 of said subdivision; thence Easterly 90 feet 10 a point in the rear line of Lot No. 44 thence Northeastwardly 200 feet, more or less to a point in the Southerly margin of Riverwood Drive, said point being the common corner of Lots Nos, 44 and 45 of said subdivision; thence Westwardly with the margin of same 103 feet to the point of the beginning.

Being the same property conveyed to James N. Hill and wife, Cornelia B. Hill by Warranty deed from John Edward Rogers and wife, Maybel H. Rogers of record in Book 4974, page 678, Register's Office for Davidson County, Tennessee, dated November 20, 1975 and recorded on November 26, 1975.

Being the same property conveyed to Cornelia B. Hill by Quitclaim deed from James N. Hill (now deceased) and wife, Cornelia B. Hill of record in Instrument No. 20080924-0097091 Register's Office for Davidson County, Tennessee, dated September 12, 2008 and recorded on September 24, 2008.

Being the same property conveyed to Jim Simpson and Mary Elizabeth Long-Simpson, Husband and Wife by Warranty deed from Cornelia B. Hill of record in Instrument No. 20200511-0048479 Register's Office for Davidson County, Tennessee, dated April 24, 2020 and recorded on May 11, 2020.

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 1316 Riverwood Drive, Nashville, TN 37216, 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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of March, 2021.

Jim Simpson

Mary Elizabeth Long-Simpson

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 Jim Simpson and Mary Elizabeth Long-Simpson, 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 18th day of March, 2021.

Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 2, 2022
COUNTY OF DAVIDSON