WARRANTY DEED

Karen Johnson Davidson County
Batch# 680167 **DEEDWARR**
07/20/2021 02:06:53 PM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20210720-0097400

B-SB-KW-21-205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 7-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Molly N. Sigler		
(NAME)	(NAME)	**060-12-0-093.00**
205 Capitol View Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HOME NETWORK PARTNERS, INC.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MOLLY N. SIGLER, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 99 on the Plan of Capitol View Subdivision, as shown on the plat of record in Plat Book 974, Pages 52 and 53, Register's Office for said County.

Said part of lot fronts 75 feet on the North side of Capitol View Avenue and extends back Northerly between lines 261.6 feet, more or less, on the Easterly margin, and 238 feet, more or less, on the Westerly margin, to a link measuring 65 feet, more or less, on said rear line.

Being the same property conveyed to Gary W. Simpkins and wife, Joyce E. Simpkins by Warranty deed from Heirs at Law of Bertie Sprouse: Anita Fayes Horton, June Carolyn Johnson, Joyce Emmalene Sprouse Clyde Thomas Sprouse Jr and Sue Ann Potts of record in Instrument No. 20030711-0096126 Register's Office for Davidson County, Tennessee, dated June 03, 2003 and recorded on July 11, 2003. (Value of consideration shown in aforementioned deed $74,822.00.)

The said Joyce E. Simpkins appears to have died on September 24, 2008 leaving Gary W. Simpkins as the surviving tenant by the entirety.

The said Gary W. Simpkins appears to have died intestate on October 6, 2019. Probate having been opened and Letters of Administration appointing Gary Anthony Simpkins as Administrator as noted in Docket 19P2192, Seventh Circuit Court of Davidson County, Tennessee (Probate Division).

Affidavit of Heirship recorded on June 09, 2020 and recorded in Instrument No. 20200609-0058774.

Affidavit of Heirship recorded on June 09, 2020 and recorded in Instrument No. 20200609-0058775.

Being the same property conveyed to Home Network Partners Inc by Warranty deed from Gary Anthony Simpkins, married of record in Instrument No. 20200609-0058776 Register's Office for Davidson County, Tennessee, dated June 05, 2020 and recorded on June 09, 2020. (Value of consideration shown in aforementioned deed $155,000.00.)

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page (s) 52 and 53, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **205 Capitol View Drive, Nashville, Tennessee 37207**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 15th DAY OF JULY, 2021.

Home Network Partners, Inc.

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOHN GLEAVES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of HOME NETWORK PARTNERS, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 15th of July, 2021.

_____
Notary Public
My Commission Expires: 10.17.21
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212