Davidson County DEEDWARR
Recvd: 03/27/06 14:10 2 pgs
Fees:13.00 Taxes:647.50
20060327-0034715

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jon C. Fleming
508 Leslie Ann Court
Hermitage, TN 37076

MORTGAGEE
Countrywide Mortgage Ventures, LLC
d/b/a Commerce Union Mortgage
400 Countrywide Way, MSN-SV22
Simi Valley, CA 93065

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 075-12-0-B- PARCEL 071.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Carrie Simpson and husband, Shawn Simpson,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jon C. Fleming, unmarried** 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:

Being Lot No. 58 on the Plan of Brookside Woods, Phase Two, Section Three, as of record in Instrument No.200005120048125, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Carrie L. Brackin, unmarried by deed of record from NVR, Inc., A Virginia Corporation, Trading as Fox Ridge Homes, dated August 30, 2002 of record in Instrument No. 20020904-0106751, Register's Office, Davidson County, Tennessee.
Carrie Simpson and Carrie L. Brackin are one in the same person.
Shawn Simpson, spouse of Carrie Simpson herein joins this conveyance to convey any and all rights and interest he may have, if any.

This conveyance is subject to all restrictions and easements of record, of which a visual inspection of the property would reveal, including restrictive covenants of record in Book 10444, Page 213; Book 11103, Page 156; Book 11453, Page 900; Deed for Common Area of record in Book 11450, Page 112; HOA Charter of record in Book 10451, Page 506; By-Laws of record in Book 10444, Page 230; Easements for Sewer and Storm Drainage in Book 11256, Page 436 and Book 11497, Page 577; Utility Easement of record in Book 5609, Page 627 and all matters on pud boundary for Brookside Woods of record in Book 9700, Page 350 and easements, covenants, and conditions as shown on the plan of record in Plat Instrument No. 200005120048125, Register's Office, Davidson County, Tennessee.

This is improved property known as **508 Leslie Ann Court Hermitage, TN 37076.**

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 9th day of March, 2006.

Shawn Simpson

Carrie Simpson

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Shawn Simpson and wife, Carrie Simpson, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of March, 2006.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12.15.07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $175,000.00.

AFFIANT

Subscribed and sworn to before me this 9th day of March, 2006.

NOTARY PUBLIC

My Commission Expires: 2/20/08

JULIE WILBANKS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.