# WARRANTY DEED

File Number: 60244

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Benita P Bellamy | Ownit Mortgage Solutions, Inc. | 165 |
| (NAME) 604 North Stonegate | (NAME) 11700 Great Oaks Way | 13-O-A |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Alpharetta, GA 30022 | 30-CO |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Maurice S. Simpson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benita P Bellamy, 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 Lot No. 358 on the Pan of Peppertree Forest, P.U.D., Section 5, of record in Book 7900, page 499, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Maurice S. Simpson, a married man by Trustee Deed from Arnold M. Weiss, as Sub Trustee, dated 7/18/06 of record dated in Instrument No. 20060724-0088623, Registers' Office for Davidson County, Tennessee

Subject to restrictions of Record in Book 7982, Page 736; Book 8757, page 607; Book 9004, page 514; Book 9157, page 711; Book 9287, page 698, Book 9455, page 801, Register's Office of said County.

Subject to all matters of record in Plat Book 7900, Page 499, Register's Office for Davidson County, Tennessee, which have not been violated to date, and violation shall not cause reversion of title.

Subject to Misc. easement and intrusion Pud Boundary in Pat Book 6900, page 943, Register's Office of said County.

Subject to Charter for HOA in Book 8757, page 639, Register's Office of said County.

Subject to Deed of Conveyance in Book 9523, page 75 & 80, Register's Office of said County.

Subject to By-Laws of record in Book 8757, page 623, Register's Office of said County.

Davidson County DEEDWARR
Recvd: 10/26/06 14:58 2 pgs
Fees:13.00 Taxes:510.60
20061026-0133148

unimproved ☐

This is improved ☒ property, known as 604 North Stonegate, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 20th day of October, 2006.

Maurice S. Simpson

Maurice S. Simpson

STATE OF TENNESSEE COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 20th day of October, 2006.

Commission expires: November 25, 2006

Sandra Golden-Woods Notary Public