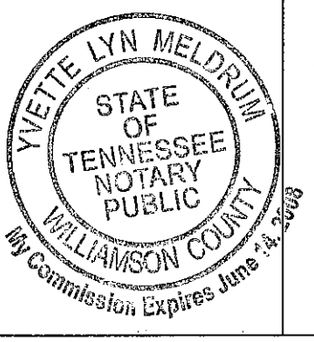
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 6-14-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobbie F. Slate	Same as New owner	172140B09400CO
(NAME)	(NAME)	
1409 Wexford Downs Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 12/18/06 11:42 2 pgs
Fees:13.00 Taxes:1498.50
20061218-0155507

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, John Scott Sims and wife, Regina Sims, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobbie F. Slate, 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. **94** on the plan of Winfield Park, Phase 2, Section 1, of record in Instrument No. 20000804-0077802, Revised in Instrument No. 20010313-0024106, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete and accurate description.

Being the same property conveyed to John Scott Sims from Danco Property Investments, LLC, by warranty deed of record in Instrument No. 20011011-0110731, said Register's Office.

Regina Sims hereby joins in this conveyance to quitclaim to Greantee any and all interest she may have in subject property.

This transaction is subject to (1) All matters of record in Instrument No. 20000804-0077802, Register's Office for Davidson County, Tennessee. (2) Declaration, Covenants and Conditions as set out in Book 11113, page 691, said Register's Office. (3) By-laws of record in Book 11113, page 717, said Register's Office. (4) Easements as set out in Book 11124, page 852, Book 11628, page 204 and Book 11744, page 254, said Register's Office. (5) Deed of Easement for Ingress and Egress and Cross Use Agreement of record in Book 5552, page 857, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1409 Wexford Downs Lane, Nashville, TN 37211
(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 15th day of December, 2006.

John Scott Sims

Regina Sims

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared John Scott Sims and wife, Regina Sims, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 15th day of December, 2006.

Commission expires: 1-21-07

DELLA L. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 21, 2007

Notary Public