Return:

Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027
File # 700648

Davidson County DEEDWARR
Recvd: 10/02/07 13:41 2 pgs
Fees:13.00 Taxes:1402.30
20071002-0117400

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $379,000.00.

Affiant

Subscribed and sworn to me on September 27, 2007.

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22806SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
John Jay Simms Marcia F. Simms 5125 Grand Oak Way Brentwood, TN 37027	New Owner	172-5-A-17 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Joyce L. Bumpus and husband Samuel M. Bumpus, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto John Jay Simms and wife, Marcia F. Simms, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17, on the Plan of Final Plat, Phase One, Oakmont Subdivision, as of record in Plat Book 7900, pages 479 and 480, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joyce L. Bumpus, a married woman, by Warranty Deed from Paul J. Sallomi and wife, Cheryl K. Sallomi, of record as Instrument No. 20021111-0138579, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. All matters shown on the plan of Oakmont Subdivision of record in Plat Book 7900, page 479, Register's Office for County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as my be shown thereon.
3. All matters as set forth on the Plan of Phase One Oakmont Subdivision, of record in Plat Book 7900, page 480, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.
4. Declaration of Covenants, Conditions and Restrictions, of record in Book 8850, page 631, Register's Office for Davidson County, Tennessee.

5. Amendments to Declaration of Covenants, Conditions and Restrictions, of record in Book 9453, page 199, Book 11484, page 619 and as Instrument No. 20050616-0069202, Register's Office for Davidson County, Tennessee.
6. By-Laws of Oakmont Homeowners Association of record in Book 8850, page 656, said Register's Office.
7. Charter of Oakmont Homeowners Association, Inc., of record in Book 8868, page 942, said Register's Office.

This property is also known as improved property located at 5125 Grand Oak Way, Brentwood, TN 37027.

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 GRANTORS does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 on September 28, 2007.

Joyce L. Bumpus
Joyce L. Bumpus

Samuel M. Bumpus
Samuel M. Bumpus

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On September 27, 2007, before me personally appeared Joyce L. Bumpus and Samuel M. Bumpus to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on September 27, 2007.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE