

STATE OF TENNESSEE }
COUNTY OF Williamson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,800.00.

Kelly A. Goldie
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2008.

Ann M. Ledet
NOTARY PUBLIC

My Commission expires: 7/01/09

THIS INSTRUMENT PREPARED BY:
Realty Escrow, LLC, 330 Franklin Road, Suite 135A, Brentwood, TN 37027

NAME	ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Charles L. Simpson, Jr. and wife, Janice M. Simpson	NEW OWNER	160-11-0A-38
(NAME)	(NAME)	
5533 Hearthstone Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 10/27/08 11:05 2 pgs
Fees:13.00 Taxes:1556.96

20081027-0106998

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I

THOMAS J. SITZLER, UNMARRIED

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

CHARLES L. SIMPSON, JR. AND WIFE, JANICE M. SIMPSON

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 38, as shown on the map entitled Phase II, III and IV, Hemmingwood, of record in Plat Book 6900, pages 7 and 8, 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 THOMAS J. SITZLER, by Quitclaim Deed from GALLERY HOMES, LLC, of record as Instrument No. 20070830-0103996, dated August 22, 2007, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

Taxes for the year 2008 have been prorated and assumed by Grantee(s)

The improved property is located at 5533 Hearthstone Lane, 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 GRANTEE, forever. We covenant with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 24th day of October, 2008.

Thomas J. Sitzler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Thomas J. Sitzler ,** the within named 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 at office this 24th day of October, 2008.

My Commission expires:

Misty M. Sohrabi
NOTARY PUBLIC
Williamson County, Tennessee
My Commission Expires
June 20, 2011

Notary Public