Return To:
File: 900977

Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20090075355 DEEDWARR
Recvd: 11/04/09 13:48 3 pgs
Fees: 18.00 Taxes: 954.23
20091104-0102030

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$257,900.00**.

Affiant

Subscribed and sworn to before me, this the 29th day of October, 2009.

Notary Public

My commission expires: _____
(AFFIX SEAL)

JENNIFER MARIE CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

Jennifer Marie Crowell
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
April 19, 2010

THIS INSTRUMENT WAS PREPARED BY
Gregory S. Perrone, PC, Attorney at Law
109 Westpark Drive, Ste. 330 , Brentwood, TN 37027

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John B. Simpson	New Owner	**146-12-033.00**
5030 Timberhill Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Ellen Donlon, Bernard Haley Donlon, Jr., Joan Donlon Lorber and John Cordell Donlon, all heirs of the Estate of Joanne Cordell Donlon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John B. Simpson and wife, Vanessa E. Simpson

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, Tennessee, being Lot No. 30 on the plan of Crieve Hall Estates, Section 5, as of record in Plat Book 2133, Page 91, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Bernard H. Donlon and wife, Joanne C. Donlon by deed from P. M. Bohannon, a widower, of record in Book 4184, Page 542, Register's Office for Davidson County, Tennessee. The said Bernard H. Donlon and Joanne C. Donlon having since died. The said Bernard H. Donlon having predeceased Joanne C. Donlon, the property is now vested in Ellen Donlon, Bernard Haley Donlon, Jr., Joan Donlon Lorber and John Cordell Donlon, all heirs of the Estate of Joanne Cordell Donlon, by Last Will and Testament of Joanne Cordell Donlon, File #09P-1148 in Probate Court for Davidson County, Tennessee, dated 07/28/09.

Grantors hereby certify that this property has never been the primary residence of herein grantors or their spouses.

This conveyance is subject to taxes for 2010 and subsequent years, easements, and restrictions of record.

This is improved (__X__) Unimproved (____) property, known as **5030 Timberhill Drive, Nashville, TN 37211**

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, his heirs and assigns, forever,; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, his 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/our hand(s) this 29th day of October, 2009.

Ellen Donlon

Ellen Donlon

Bernard Haley Donlon Jr.

Bernard Haley Donlon, Jr.

Joan Donlon Lorber

Joan Donlon Lorber

John Cordell Donlon

John Cordell Donlon

STATE OF Tennessee
COUNTY OF Williamson

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

Witness my hand and official seal, at Franklin, Tennessee on this 29th day of October, 2009.

Notary Public

Jordan D. Vaughn
State of Tennessee Notary Public
Williamson County

My Commission Expires: 2/19/2013

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bernard Haley Donlon, Jr., the bargainor 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 Brentwood, Tennessee, on this 29th day of October, 2009.

Robin S. Edwards

Notary Public

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/26/2011

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joan Donlon Lorber, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Franklin, TN, on this 29th day of October, 2009.

Notary Public

My Commission Expires: 2/19/2013

Jordan D. Vaughn
State of Tennessee Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Cordell Donlon, the bargainor 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 Brentwood, Tn, TN, on this 29th day of October, 2009.

Robin S Edwards
Notary Public

My Commission Expires: 2/26/2014

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY