WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090086093 DEEDWARR
Recvd: 12/22/09 11:28 2 pgs
Fees:13.00 Taxes:973.10
20091222-0116405

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
[illegible] TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00

Charles B. Forrest
Affiant

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF December, 2009.

Notary Public

MY COMMISSION EXPIRES: May 6, 2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles B. XXXX Forrester	Pinnacle National Bank	Map 155-16-A
(NAME)	(NAME)	
5653 Traceside Drive	211 Commerce St., Ste 300	Parcel 189 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville TN 37201	
(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, **PAUL MARTIN SIMPSON AND WIFE, SALLIE MCMURRAY SIMPSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIAN FORRESTER** *Charles B. **AND WIFE, CLAUDIA FORRESTER,** 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. 269 on the Plan of Traceside Section Seven, of record in Plat Book 9700, page 423, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Paul Martin Simpson and wife, Sallie McMurray Simpson by deed from Scott B. Johnson, unmarried, of record in Instrument #20070503-0052946, said Register's Office.

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing on the plan of record in Book 9700, page 423, said Register's Office; (c) Bylaws of record in Book 9668, page 899, said Register's Office; (d) easement of record in Book 10355, page 859, said Register's Office; and (e) restrictive covenants of record in Book 9236, page 504, Book 9435, page 493 and Book 9677, page 675, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5653 Traceside Drive, Nashville, Tennessee 37221
(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 our hands this 18 day of December, 2009.

Paul Martin Simpson 12/18/09

Sallie McMurray 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 Paul Martin Simpson and Sallie McMurray Simpson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18 day of December, 2009.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

Notary Public