Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Return To:
Foundation Title
30 Burton Hills Blvd, #175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2010.

Notary Public
My commission expires: 9.15.10

MELISSA J. BUTCHKO-TURECKI STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Comm. Expires September 15, 2010

MELISSA J. BUTCHKO STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Comm. Expires September 15, 2010

02-1006-47004

Address of New Owner:	Send Tax Bills to:	Tax Information
Scott M Simon 7374 Bridle Drive Nashville TN 37221	Same	142-03-0-079.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Nancy A. Gregg, a single woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Scott M. Simon and Monica Divari, Husband and Wife, hereinafter called the Grantees, their successors 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. 317, on the Plan of Walnut Hill Manor,Section I, of record in Book 4460, Page 108, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nancy A. Gregg by deed from Joseph D. Johnson and wife, Leigh P. Johnson, dated August 29, 2002, recorded September 4, 2002, of record in Instrument No. 20020904-0107115, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7374 Bridle Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20100041213 DEEDWARR
Recvd: 07/06/10 12:51 2 pgs
Fees:13.00 Taxes:888.00
20100706-0052736

WITNESS my hand this 30th day of June, 2010.

Nancy A. Gregg

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nancy A. Gregg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of June, 2010.

State of Tennessee at Large

My Commission expires

1/19/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON