# WARRANTY DEED

G-VRE-10-1227

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF May, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bill J. Contreras | Avenue Bank | |
| 1227 Kenmore Place (ADDRESS) | 3823 Cleghorn Avenue (NAME) (ADDRESS) | |
| Nashville, TN 37216 (CITY) (STATE) (ZIP) | Nashville, TN 37215 (CITY) (STATE) (ZIP) | 72-7-83.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CONNIE S. SIMPSON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BILL J. CONTRERAS , MARRIED AND CANDACE F. CONTRERAS , UNMARRIED, tenants in common, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 68 FEET OF LOT NO. 87 ON THE PLAN OF KENMORE PLACE AS OF RECORD IN BOOK 332, PAGES 32 AND 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT 87 FRONTS 68 FEET ON THE NORTHERLY SIDE OF KENMORE PLACE (FORMERLY WARNER AVENUE) AND RUNS BACK 484.5 FEET MORE OR LESS ON THE WESTERLY LINE AND 485 FEET ON THE EASTERLY LINE TO A DEAD LINE ON WHICH IT MEASURES 68 FEET.

BEING THE SAME PROPERTY CONVEYED TO CHARLES R. SIMPSON AND WIFE, CONNIE S. SIMPSON BY WARRANTY DEED FROM NANCY B. DONNELL N/K/A NANCY B. DONNELL RICHARDS, RECORDED ON THE 3RD DAY OF DECEMBER, 1996 IN DEED BOOK 10277, PAGE 418, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID CHARLES R. SIMPSON HAVING SINCE DIED LEAVING CONNIE S. SIMPSON AS SURVIVING TENANT BY THE ETIRETY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 332, PAGES 32 AND 33, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved ( X ) property, known as 1227 Kenmore Place, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20100043033 DEEDWARR
Recvd: 07/14/10 09:10 2 pgs
Fees:13.00 Taxes:462.50
20100714-0055093

Witness my/our hand(s) this 25th day of May, 2010.

Connie S Simpson by [signature] Attorney-in-fact
Connie S. Simpson

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of May, 2010, before me personally appeared Jackson Simpson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Connie S. Simpson, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Connie S. Simpson, unmarried.

Witness my hand and official seal, this the 25th day of May, 2010.

[signature]
Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903