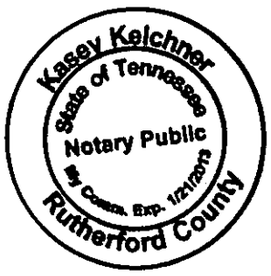
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

La Lem McAdoo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Box 13
#16209

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Julia Denzil Simpson | Julia Denzil Simpson | 135-16-A-11900CO |
| (NAME) | (NAME) | |
| 1036 Flintlock Ct. | 1036 Flintlock Ct. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37217 | Nashville, TN 37217 | |
| (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, Robert Y. Finley and wife, Elizabeth B. Finley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julia Denzil Simpson and Ginna York Hampton, Tenants in common with right of survivorship, 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. 19 on the Plan of Subdivision for Tracts, 8, 9 and 10, of Nashboro Village, as of record in Book 5200, pages 186 to 189, inclusive, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Robert Y. Finley and wife, Elizabeth B. Finley, by deed of record in Book 10347, Page 210, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Robert Y. Finley and Elizabeth by Carolyn Adcock as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20110303-0017248, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1036 Flintlock Ct., Nashville, TN 37217

(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.

BILL GARRETT, Davidson County
Trans:T20110012955 DEEDWARR
Recvd: 03/03/11 14:19 2 pgs
Fees:13.00 Taxes:425.50



20110303-0017249

Witness our hands this 21st day of February, 2011.

Robert Y. Finley by Carolyn Adcock, his attorney in fact

Elizabeth B. Finley by Carolyn Adcock, her attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 21st day of February, 2011, before me personally appeared Carolyn Adcock, the person who executed the foregoing instrument on behalf of Robert Y. Finley and Elizabeth B. Finley and who acknowledged that she executed the same as the free act and deed of the said Robert Y. Finley and Elizabeth B. Finley, through Power of Attorney granted her by the said Robert Y. Finley and Elizabeth B. Finley.

Witness my hand and official seal at Nashville, Tennessee this 21st day of February, 2011.

Commission expires:

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

Notary Public