Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 202
Brentwood, TN 37027

This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20110048121 DEEDWARR
Recvd: 08/05/11 14:35 3 pgs
Fees:18.00 Taxes:721.50
20110805-0060553

ADDRESS NEW OWNER:
Joshua M. Simpson
344 Timberdale Ct
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Suntrust Mortgage, Inc.
401 Commerce St., Ste 6100
Nashville, TN 37219

MAP 147-5
GROUP
PARCEL 244

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Phillip J. Kingsley and Michelle L. Reyzer, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Joshua M. Simpson and Lauren B. Clifford (n/k/a Lauren Simpson) husband and wife**, 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. 104 on the Plan of Caldwell Country Estates, Section Two, of record in Plat Book 2663, page 128, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Phillip J. Kingsley and Michelle L. Reyzer, husband and wife by deed dated July 29, 2004 from Catherine S. Womack and husband, Joshua T. Womack of record in Instrument no. 20040730-0091666, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **344 Timberdale Ct, Nashville, Tennessee 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 GRANTEES, their heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the 2nd day of **August, 2011.**

Phillip J. Kingsley

Michelle L. Reyzer by Phil Kingsley Atty in fact

Michelle L. Reyzer by Phillip J. Kingley as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Phillip J. Kingsley**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained and he further acknowledges that he is Attorney in Fact for **Michelle L. Reyzer** and as Attorney in Fact he executed the within Warranty Deed by signing the name of **Michelle L. Reyzer** as her free act and deed for the purposes therein contained

WITNESS my hand and official seal this 2nd day of August, 2011.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires: 11/14/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $195,000.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of August, 2011.

NOTARY PUBLIC

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: May 18, 2014