STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF October, 2011.

Notary Public
MY COMMISSION EXPIRES: 7-25-12
File No. 11-3225D

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20110069361 DEEDWARR
Recvd: 11/03/11 15:09 2 pgs
Fees:13.00 Taxes:431.05
20111103-0085936

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jason Simpson and Stephanie M. Simpson, husband and wife (NAME)	Churchill Mortgage Corporation (NAME)	94-12-55
283 Clovernook Drive (STREET ADDRESS)	761 Old Hickory Blvd. Ste 400 (STREET ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Karen Lynne Provence, unmarried and Pamela Diane Baker, unmarried, Devisees under the Last Will and Testament of Robert Franklin Baker,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason Simpson and Stephanie M. 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 the 3rd Civil District of Davidson County, Tennessee, being Lot No. 17 on the plan of CLOVER NOOK, as shown by plat of record in Plat Book 2900, Page 52, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 17 fronts 98.0 feet on the easterly side of Clovernook Drive, and extends back 217.2 feet on the northerly line and 214.8 feet on the southerly line, to a line in the rear on which it measures 70.0 feet.

BEING the same property conveyed to Florence Belle Baker by deed from Harold Nielsen and wife, Margaret Frances Nielsen of record in Book 3641, Page 621, in the Register's Office for Davidson County, Tennessee, dated October 10,1963. The said Florence Belle Baker having since died on March 5, 1999, leaving her real property to her son, Robert Franklin Baker by virtue of her Last Will and Testament filed under Probate No. 99P858, Davidson County Probate Court and recorded in Instrument Number 20000229-0019829, Register's Office for Davidson County, Tennessee.

The said Robert Franklin Baker a/k/a Robert F. Baker having since died on September 14, 2009 and his estate probated under File 09P1907, Davidson County Tennessee Probate Court. The Last Will and Testament of said Robert Franklin Baker having devised the real property to his two daughters, Karen Lynn Provence and Pamela Diane Baker, equally.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 2963, page 153, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2900, page 51-52, Register's Office for Davidson County, Tennessee.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 283 Clovernook Drive, Nashville, TN 37210.

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. Whenever 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 my/our hand(s) this 25th day of October, 2011.

Karen Lynne Provence — October 25, 2011
Karen Lynne Provence — Date

Pamela Diane Baker — October 25, 2011
Pamela Diane Baker — Date

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 Karen Lynne Provence and Pamela Diane Baker, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 25th day of October, 2011.

My Commission Expires: 9/2/14

Notary Public

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Return to
WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483
2011-1334K