WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

J. Edward Cayce

Affiant

Subscribed and sworn to before me, this 21st DAY OF November,

Notary Public

MY COMMISSION EXPIRES: 10.11.15

(AFFIX SEAL)

LAURA D. PERDUE NOTARY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

VRE11-4500

THIS INSTRUMENT WAS PREPARED BY

Homeland Title, LLC

1896 General George Patton Drive

Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David C. Simcox	David C. Simcox	
434 Sunnyside Dr. ~~4500 Post Road~~	(NAME) 434 Sunnyside Dr. ~~4500 Post Road~~	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	103-14A-035.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 BURLDINA COTHRON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID C. SIMCOX AND WIFE, ELIZABETH Y. SIMCOX, 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. C-35, of the Hillwood Condominium, Revised, horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Plat Book 6250, Page 503, Register's Office for said County, to which source reference is hereby made for a more complete detailed description, together with the undivided percentage interest in the common elements appurtenant to said Unit.

Being the same property conveyed to Burldina Cothron, unmarried by deed from Thomas V. White, Trustee of record in Book 5294, Page 504, in the Register's Office for Davidson County, Tennessee, dated June 1, 1978.

This conveyance is subject to A) 2011 property taxes, which have been prorated and paid at closing; B) Instruments of record in Plat Book 6250, page 503, Book 5280, page 464, Book 5282, page 357, Book 6553, page 108, Book 6612, page 155, Book 7702, page 606, Book 7822, page 263, Inst. No. 20081125-0115372, and Book 5286, page 122, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 4500 Post Road, Nashville, Tennessee 37205

(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.

Witness my/our hand(s) this 21st day of November, 2011.

Burldina E. Cothron

Burldina Cothron

by Wayland K. Cothron

Her atty in fact

BILL GARRETT, Davidson County

Trans:T20110073916 DEEDWARR

Recvd: 11/22/11 11:00 2 pgs

Fees:13.00 Taxes:599.40

20111122-0091404

STATE OF Tennessee
COUNTY OF Davidson

On this the 21st day of November, 2011, before me personally appeared Wayland K. Cothron 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 Burldina Cothron, unmarried and who acknowledged he/she/they executed the same as the free act and deed of the said Burldina Cothron, unmarried.

Witness my hand and official seal, this the 21st day of November, 2011.

Notary Public

My Commission Expires: 10.11.15

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959