File Box 9-B

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson, Attys.** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **(615) 383-4429** **FTEC File No. 30373**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. Deborah K. Pitts Affiant Subscribed and sworn to before me, this 22nd day of December, 2011. Notary Public My Commission Expires:

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

WARRANTY DEED

Address of New Owners:	Send Tax Bills to:	Tax Information:
Otto Kent Simpkins Erin Kenny Simpkins 3423 Hopkins Street Nashville, TN 37215	NEW OWNER	Map: Parcel: 11707010900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, THE ACORN GROUP, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to OTTO KENT SIMPKINS and ERIN KENNY SIMPKINS, husband and wife (collectively, "Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3423 Hopkins Street, Nashville, Davidson County, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20110082124 DEEDWARR
Recvd: 12/28/11 12:26 3 pgs
Fees:18.00 Taxes:2035.00
20111228-0101412

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of December 2011.

The Acorn Group, LLC,
a Tennessee limited liability company

By: Deborah K. Pitts, Member

By: Keith Pitts, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Deborah K. Pitts and Keith Pitts, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the sole members of The Acorn Group, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and are authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 22nd day of December, 2011.

Notary Public

My Commission Expires: 1/6/14

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

Exhibit "A"

Land in Davidson County, Tennessee, being the north half of Lot No. 152 on the map of the North Part of Noel's Subdivision of Watkins Grove, as of record in Book 547, Page 156 (erroneously referred to as Page 158 in the previous deed of record), Register's Office for Davidson County, Tennessee.

Said north half of Lot No. 152 fronts 100 feet on the westerly side of Hopkins Street, and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to The Acorn Group, LLC, a Tennessee limited liability company, by quitclaim deed dated March 10, 2005, from Deborah K. Pitts, of record as Instrument No. 20050315-0028465, Register's Office for Davidson County, Tennessee.

Permitted Exceptions

1. State and county taxes for the year 2012, a lien not yet due and payable.
2. Restrictive covenants contained in an instrument of record in Book 1454, Page 442, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 547, Page 156, Register's Office for Davidson County, Tennessee.