This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch, P.C.
222 2nd Ave. North, Suite 310
Nashville TN 37201

File #2011-128

BILL GARRETT, Davidson County
Trans:T20110082597 DEEDWARR
Recvd: 12/30/11 08:20 2 pgs
Fees:13.00 Taxes:954.60
20111230-0101974

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Cordell E. Simpson	(NAME) Same as new owner	Map/Parcel # 075120E00600CO
(STREET ADDRESS) 1405 Blossom Court	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Hermitage, Tennessee	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **MICHAEL R. REED,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **CORDELL E. SIMPSON and CYNTHIA S. SIMPSON, husband and wife,** Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 20, on the Final Plat of Blossom Trace, of record in Instrument #20010920-0101745, Register's Office, Davidson County, Tennessee; and by surveyor's certificate of correction of record in Instrument #20011025-0016872, said Register's Office.

Being part of the same property conveyed to Michael R. Reed by deed of record in Instrument #20071214-0143933, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF Shelby

The actual consideration or value whichever is greater, for this transfer is $258,000.00

Subscribed and sworn to before me this the 27, day of December, 2011.

Affiant

My commission expires: 8-24-13

Notary Public

CHRISTINA PICKELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. AUG. 24, 2013

This is improved property known as 1405 Blossom Court, Hermitage, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

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 our hand this 27th day of December, 2011.

Michael R. Reed

Michael R. Reed

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MICHAEL R. REED**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Memphis TN this 27 day of December, 2011.

Notary Public
My Commission Expires: 8-24-13

CHRISTINA PICKELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. AUG. 24, 2013

Encumbrances:

1. 2012 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to Declaration of Covenants, Conditions and Restrictions of Blossom Trace, a Planned Unit Development, of record in Instrument #20010724-0078292, Register's Office, Davidson County, Tennessee.
3. Subject to all matters shown on First Revision Final Plat Blossom Trace of record in Instrument #20010920-0101745, Register's Office, Davidson County, Tennessee.