WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/05/12 12:03 2 pgs
Fees:13.00 Taxes:148.00
20121005-0091428

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $39,998.88.

Affiant

Subscribed and sworn to before me this 5th day of October, 2012

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
South Nashville Renovation Trust No. 738CMO	SAME	119-12-0-045.00
2479 Murfreesboro Road, Box 162		
Nashville, TN 37217	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Johnny M. Simpson**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Cinthya C. Ortiz as Trustee for South Nashville Renovation Trust No. 738CMO**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 36 on the plan of Battlewood, Section One, of record in Book 1835, page 31, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the easterly margin of Cameo Drive, at the corner of Lots 36 and 38; thence with the line between said lots easterly 139 feet to a corner of Lot 37; thence with the line between Lots 36 and 37 northeasterly 151.49 feet to a point; thence northerly 28 feet to a corner of Lots 35 and 36; thence with the line between said lots westerly 250.1 feet to the east margin of Cameo Drive; thence with the margin of the same, southerly 101.06 feet to the beginning.

Being the same property conveyed to Johnny M. Simpson, by deed from Doris L. Simpson, a/k/a Doris L. Steed, retaining a Life Estate, on December 11, 1986, of record in Book 7067, page 343, Register's Office for Davidson County, Tennessee. And further conveyed to Johnny M. Simpson by Quitclaim Deed from Doris L. Simpson a/k/a Doris L. Steed, extinguishing said Life Estate. Quitclaim Deed of record in Book 11047, page 851, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1835, page 31, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3791, page 321; and Book 5420, page 331, Register's Office for Davidson County, Tennessee.

This is improved property known as: **738 Cameo Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 5, 2012.

Johnny M. Simpson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Johnny M. Simpson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 5, 2012

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY