Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(1)



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $97,600.00

Affiant

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

Notary Public

My commission expires: 9-5-2016

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Matthew B. Simcox **Jessie A. Simcox**	**New Owner**	**MAP\PARCEL 147-11-0-007.00**
601 Whispering Hills		
Nashville, TN 37211		

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 HEREBY ACKNOWLEDGE, WE,

Emerald Estock and Portia E. Vaughn

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew B. Simcox and wife, Jessie A. Simcox

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 DAVIDSON County, Tennessee, being Lot No. 499 on the Plan of Whispering hills, Section II-c, of record in Book 2663, Pages 66 and 67, Register's Office for Davidson County, Tennessee, to which hereby made for a more complete description.

Being the same property conveyed to Emerald Edward Estock, and wife, Leslie W. Estock by Warranty Deed from Banner Construction Company, of record in Book 2928, Page 3, Register of Davidson County, Tennessee. Emerald Edward Estock having since conveyed his interest in said property to Leslie Ward Estock by Quitclaim Deed, of record in Book 7512, Page 398, Dated April 4, 1988, Register's Office for Davidson County, Tennessee. Leslie Ward Estock having since died leaving said property to Emerald Estock and Portia E. Vaughn as her heirs, as of record of Estate in Case Number 11P-1371, Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 2663, Page 66, and Book 2663, Page 67, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2797, Page 483, Register's Office for DAVIDSON County, Tennessee.
Sewer and Drainage Easement to Metro of record in Book 6099, Page 355, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

BILL GARRETT, Davidson County
Trans:T20120077703 DEEDWARR
Recvd: 10/12/12 11:32 2 pgs
Fees:13.00 Taxes:361.12
20121012-0093635

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 601 Whispering Hills, Nashville, TN 37211.

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 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. 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 5th day of October, 2012.

Emerald Estock

Portia E. Vaughn

*This property has benn used for investment purposes only and has never been the marital residence of either grantor.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Emerald Estock, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of October, 2012.

Notary Public

My Commission Expires: 9/23/13

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Portia E. Vaughn, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of October, 2012.

Notary Public

My Commission Expires: 9/23/13

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

File #: **120884CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
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Brentwood, TN 37027