Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me, this 17 day of April, 2013

Notary Public
My commission expires: 12-27-15

KATHLEEN A. TOMLINSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY COMM. EX 12/27/15

06-1302-75039

Address of New Owner:	Send Tax Bills to:	Tax Information
Anna May Warren 3105 Remington Park Court Hermitage TN 37076	~~cash~~ New Owner	064-16-0-D-227.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mary Genevieve Simpkins, Trustee for the Mary Genevieve Simpkins Revocable Trust Agreement dated July 27, 2000**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Anna May Warren, unmarried**, hereinafter called the Grantees, their successors 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. 129, on the Plan of Section Four, Truxton Park, of record in Instrument No. 20020528-0064435, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mary Genevieve Simpkins, Trustee for the Mary Genevieve Simpkins Revocable Trust Agreement dated July 27, 2000 by deed from Beazer Homes Corp. DBA Phillips Builders, a Tennessee corporation, dated February 13, 2003, recorded February 20, 2003, of record in Instrument No. 20030220-0022389, Register's Office for Davidson County, Tennessee.

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 property is improved property known as 3105 Remington Park Court, Hermitage, TN 37076

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20130031856 DEEDWARR
Recvd: 04/18/13 10:48 2 pgs
Fees:13.00 Taxes:573.50
20130418-0038608

Revised 10/16/2004

WITNESS my hand this 12 day of April, 2013.

mary Genevieve Simpkins trustee
Mary Genevieve Simpkins, Trustee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mary Genevieve Simpkins, Trustee for the Mary Genevieve Simpkins Revocable Trust Agreement dated July 27, 2000, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 12 day of April, 2013.

Notary Public

My Commission expires 12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM EXP. 12/27/15