BILL GARRETT, Davidson County
Trans:T20130035683 DEEDWARR
Recvd: 04/30/13 15:22 3 pgs
Fees:18.00 Taxes:1279.09
20130430-0043197

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

ADDRESS NEW OWNER:
Meghan N. Mills
3 Waters Avenue
Nashville, Tennessee 37206

SEND TAX BILL TO:
~~**Mortgagee**~~
NEW OWNER

MORTGAGEE:
Wells Fargo Bank, N.A.
4101 Wiseman Blvd, Bldg 108
San Antonio, TX 78251-4200

MAP 83
GROUP
PARCEL 07-17.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Gregory P. Simpson, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Meghan N. Mills and James C. Enright**, 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:

See Attached Exhibit "A"

Being the same property conveyed to Gregory P. Simpson, unmarried by deed dated December 31, 2009 from H. Rodes Hart, Jr. of record in Inst No. 20100111-0002411, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **3 Waters Avenue, Nashville, Tennessee 37206.**

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 and assigns , forever, and, GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless

otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 hand this the 25 day of **April, 2013.**

Gregory P. Simpson

Gregory P. Simpson

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~WILLIAMSON~~ BELL

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Gregory P. Simpson, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 25th day of April, 2013.

Nelson Edward Evans

NOTARY PUBLIC

My Commission Expires: 16 OCT 2016

NELSON EDWARD EVANS
My Commission Expires
October 16, 2016

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~WILLIAMSON~~ BELL

The actual value or consideration, whichever is greater, for this transfer is $345,700.00.

Gregory P. Simpson

AFFIANT

Subscribed and sworn to before me on this 26th day of April, 2013.

Nelson Edward Evans

NOTARY PUBLIC

My Commission Expires: 16 OCT 2016

NELSON EDWARD EVANS
My Commission Expires
October 16, 2016

EXHIBIT A

PROPERTY DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOT NOS. 9 AND 10 ON THE MAP OF GEORGE C. WATERS' ADDITION, OF RECORD IN BOOK 161, PAGE 141, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE NORTHERLY MARGIN OF WATERS AVENUE 144 FEET EAST OF THE EASTERLY MARGIN OF PORTER PIKE; THENCE NORTHERLY 160 FEET MORE OR LESS TO AN IRON PIN IN THE SOUTH MARGIN OF A 12 FOOT ALLEY 86 FEET EAST OF THE EASTERLY MARGIN OF PORTER PIKE; THENCE EASTERLY ALONG WITH THE SOUTHERLY MARGIN OF SAID ALLEY 60 FEET TO AN IRON PIN 57 FEET WEST OF THE NORTHWEST CORNER OF LOT NO. 8 ON SAID PLAN; THENCE SOUTHERLY 160 FEET TO AN IRON PIN IN THE NORTH MARGIN OF WATERS AVENUE 58 FEET WEST OF THE SOUTHWEST CORNER OF LOT NO. 8; THENCE ALONG THE NORTH MARGIN OF WATERS AVENUE WESTERLY 70 FEET TO THE POINT OF BEGINNING.