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BILL GARRETT, Davidson County
Trans:T20130041040 DEEDWARR
Recvd: 05/16/13 14:09 2 pgs
Fees:13.00 Taxes:1720.50
20130516-0049580

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13040116**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $465,000.00. Affiant Subscribed and sworn to before me, this 14th day of May, 2013. Notary Public My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-22-15

WARRANTY DEED

Address New Owner: Zachary S. Simpson and Ashley T. Simpson 5547 Hillview Drive Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 159-12 6.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David R. Lachance, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zachary S. Simpson and Ashley T. Simpson, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 49, OAK HILL ESTATES, SECTION THREE, REVISED, as shown on plat of record in Plat Book 5200, Page 16, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David R. Lachance, an unmarried man by Warranty Deed from Alan R. Umstead and wife, Catherine M. Umstead, recorded on the 2nd day of April, 2009 in Instrument No. 20090402-0029649, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAK HILL ESTATES, SECTION THREE, REVISED, as recorded in Plat Book 5200, Page(s) 16.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5010, Page 245.

Codes Letter recorded in Book 5832, Page 761.

Drainage Ditch Agreement recorded in Book 5363, Page 7.

This is improved property located at 5547 Hillview Drive Brentwood TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of May, 2013.

David R. Lachance

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David R. Lachance, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of May, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014