WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/27/14 13:31 3 pgs
Fees:18.00 Taxes:998.63
20140227-0017003

KRISTI MINTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2014

Kristi Minton
Notary Public:

MY COMMISSION EXPIRES: 9/18/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Phillip M. Simpson	First Bank	Parcel ID:
7257 Riverfront Drive	3500 Blue Lake Dr., Ste 325	126160A50500
Nashville, TN 37221	Birmingham, Alabama 35243	

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 acknowledged, we

Phillip M. Francis, Trustee of The Phillip M. Francis, Sr. Living Trust dated November 23, 1994, as amended and restated May 9, 2007, and Mitzi H. Francis, Trustee of The Mitzi H. Francis Living Trust dated November 23, 1994, as amended and restated May 9, 2007

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Phillip M. Simpson and Tricia A. Simpson, husband and wife
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. 280 on the Final Plat of Riverwalk, Phase 3C, as shown by plat appearing of record in Instrument No. 20050706-0077607, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Phillip M. Francis, Trustee of The Phillip M. Francis, Sr. Living Trust dated November 23, 1994, as amended and restated May 9, 2007, and Mitzi H. Francis, Trustee of The Mitzi H. Francis Living Trust dated November 23, 1994, as amended and restated May 9, 2007, by deed from The Craig Company, a Tennessee corporation, of record in Instrument 20060327-0034435, said Register's Office, dated March 14, 2006.

This conveyance is subject to Restrictions and By-Laws of record in Instruments 20011105-0121083; 20020424-0050565; 20040430-0049313; 20040506-0051985; 20050308-0025001; 20060320-0031638; 20061103-0136691; 20061214-0154502, said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20050706-0077607, said Register's Office; (3) Easements to Harpeth Valley Utility District of record in Book 7526, Page 315; Book 7526, Page 318; Book 7526, Page 324; and Instr. 20021125-0145984, said Register's Office; (4) Storm Water Detention Agreement of record in Instr. 20021119-0143687; Instr. 20010919-0101279; and Instr. 20040826-0103240, said Register's Office; (5) PUD Boundary Plat of record in Instr. 20011024-0115969, said Register's Office; (6) Easements & Rights to Nashville, Chattanooga, & St. Louis Railway of record in Book 513, Page 396, said Register's Office; (7) Easement to Tennessee Electric Power Company of record in Book 751, Page 375, and Book 787, Page 7, said Register's Office; (8) Right-of-Way Easement to Tennessee Valley Authority of record in Book 4205, Page 194; Book 4226, Page 715; Book 4230, Page 987; and Book 4257, Page 647, said Register's Office; (9) Subject to the flow of the Harpeth River; (10) Riparian Rights for Harpeth River; (11) Landscape Easement of record in Instr. 20010919-0101280, said Register's Office; (12) Road & Utility Access Easement of record in Instr. 20010706-0072536, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 7257 Riverfront Drive, Nashville, TN 37221

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 we do covenant with 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 hand this 24th day of February, 2014.

Phillip M. Francis, Trustee of The Phillip M. Francis, Sr. Living Trust dated November 23, 1994, as amended and restated May 9, 2007, and Mitzi H. Francis, Trustee of The Mitzi H. Francis Living Trust dated November 23, 1994, as amended and restated May 9, 2007

By: _____
Phillip M. Francis, Trustee

By: Mitzi H. Francis, Trustee
Mitzi H. Francis, Trustee

STATE OF FLORIDA
COUNTY OF Collier

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip M. Francis, Trustee of The Phillip M. Francis, Sr. Living Trust dated November 23, 1994, as amended and restated May 9, 2007, and Mitzi H. Francis, Trustee of The Mitzi H. Francis Living Trust dated November 23, 1994, as amended and restated May 9, 2007, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they are Trustees of The Phillip M. Francis, Sr. Living Trust dated November 23, 1994, as amended and restated May 9, 2007, and The Mitzi H. Francis Living Trust dated November 23, 1994, as amended and restated May 9, 2007, and as such Trustees, they are authorized to execute this instrument on behalf of the Trusts.

Witness my hand and official seal at Naples, Collier, Florida, this 25th day of February, 2014.

My Commission Expires: 6/13/17

_____
Notary Public

RONALD DEROSSETT
Notary Public, State of Florida
Commission # FF 27387
My comm. expires June 13, 2017

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

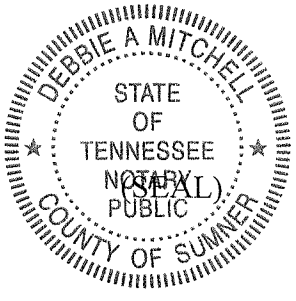
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: 4/19/2017