BILL GARRETT, Davidson County
Trans:T20140021368 DEEDWARR
Recvd: 03/31/14 13:49 2 pgs
Fees:13.00 Taxes:862.10

20140331-0026346

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00

Catherine O'Neil Wise
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27 DAY OF MARCH, 2014.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRADLEY E. SIMPSON	New Owner	**142-11-0B-003.00 CO**
(NAME) **908 MAGNOLIA COURT WEST**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, CATHERINE O'NEIL WISE, TRUSTEE OF THE CATHERINE O'NEIL WISE LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF CATHERINE O'NEIL WISE, DATED FEBRUARY 26, 2010,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **BRADLEY E. SIMPSON,** unmarried, HEREINAFTER CALLED THE GRANTEE, HIS 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. 3, Final Plat of Magnolia Place, a Planned Unit Development, of record in Book 7900, page 729, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Catherine H. O'Neil, an unmarried person, from Michael Weinberger, a married man, by deed dated August 25, 2003, of record in Instrument No. 20030828-0124753 and re-recorded in Instrument No. 20031008-0149593, said Register's Office. Further, being part of the same property conveyed to Catherine O'Neil Wise, Trustee of the Catherine O'Neil Wise Living Trust, established by the Revocable Trust Agreement of Catherine O'Neil Wise, dated February 26, 2010, by deed from Catherine O'Neil Wise, dated May 20, 2010 of record in Instrument No. 20100526-0040423, said Register's Office.

This conveyance is subject to all matters as shown on the Plan of record in Book 7900, page 729, said Register's Office; Easement granted to Bellevue Christian Church to connect and make use of a sanitary sewer line as described in deed of record in Book 7788, page 977, said Register's Office; Declaration of Covenants, Conditions, and Restrictions of record in Book 9367, page 807, said Register's Office; Agreement for dedication of easement for sewer line of record in Book 7803, page 640, said Register's Office; Charter of Magnolia Place Homeowner's Association Inc., of record in Book 9391, page 887; By-Laws of record in Book 9367, page 819, said Register's Office, and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **908 MAGNOLIA COURT WEST, NASHVILLE, TN 37221**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 27 day of March, 2014.

Catherine O'Neil Wise Living Trust, Established by the Revocable Trust Agreement of Catherine O'Neil Wise, dated February 26, 2010

Catherine O'Neil Wise, Trustee

By: Catherine O'Neil Wise, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Catherine O'Neil Wise, Trustee of the Catherine O'Neil Wise Living Trust, Established by the Revocable Trust Agreement of Catherine O'Neil Wise, dated February 26, 2010**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27 day of March, 2014.

My commission expires: **May 5, 2015**

Lee A. Cohen
Notary Public