BILL GARRETT, Davidson County
Trans:T20140070670 DEEDWARR
Recvd: 09/22/14 10:36 2 pgs
Fees:13.00 Taxes:425.50
20140922-0086614

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0335HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of September, 2014.

Notary Public
Commission Expires: 3/20/2018

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES MARCH 20, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sarah C. Simpson 1993 Nashboro Blvd. Nashville, TN 37217	U.S. Bank N.A. P.O. Box 7298 Springfield, OH 45501-7298	135.12-0C-003.00 CO

WARRANTY DEED

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, I/WE,

Jennifer Stevens, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah C. Simpson, a single woman

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:

Unit Number 3 on the Plan of Horizontal Property Regime Plat; Nashboro Village-Tract 13 of record as Instrument Number 20021230-0161681, Register's Office for Davidson County, Tennessee, reference to said plan being hereby made for a more complete description thereof.

Being the same property conveyed to Jennifer Stevens, unmarried by Warranty Deed from Shaun Donovan, The Secretary of Housing and Urban Development, dated August 24, 2009 and filed for record August 27, 2009 in Instrument No. 200908270080565, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1993 Nashboro Blvd., Nashville, TN 37217.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of September, 2014.

Jennifer Stevens

STATE OF MISSISSIPPI
COUNTY OF Oktibbeha

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Stevens with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Starkville, Mississippi this 15th day of September, 2014.

Notary Public
My Commission Expires: 3/24/18

STATE OF MISSISSIPPI NOTARY PUBLIC
ID # 29159
LUCINDA D. HUGHES
(Notary Seal)
Commission Expires
March 24, 2018
OKTIBBEHA COUNTY