(1) Return

Jim R. Vanderpool P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $84,000.00

Matt Shanklin
Affiant

Subscribed and sworn to before me, this 31st day of October, 2014.

Notary Public

My commission expires: _____

BILL GARRETT, Davidson County
Trans:T20140082716 DEEDWARR
Recvd: 11/03/14 12:24 3 pgs
Fees:18.00 Taxes:310.80
20141103-0101231

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JAMES B. SIMPSON	SAME	096070A02100CO
338 STEWARTS FERRY PIKE		
NASHVILLE, TN ~~37214~~ 37214		

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 ACKNOWLEDGE, WE,

LEE W. SAXMAN and GINGER W. SAXMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES B. SIMPSON, SINGLE MAN

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:

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: BEING Lot No. 2, Unit 4, on the Plan of Bianca Square, of record in Plat Book 5800, Page 101, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO LEE W. SAXMAN and GINGER W. SAXMAN, BY SPECIAL WARRANTY DEED FROM FEDERAL HOME LOAN MORTGAGE CORPORATION, DATED 03/21/2012 AND RECORDED ON 04/03/2012 IN INSTRUMENT NUMBER 20120403-0028091, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 338 STEWARTS FERRY PIKE, NASHVILLE, TN ~~37214~~ 37214.

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 in 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/our hand(s) this 31st day of October, 2014.

LEE W. SAXMAN

GINGER W. SAXMAN

STATE OF Texas

COUNTY OF Fort Bend

Personally appeared before me, a Notary Public of said County and State, LEE W. SAXMAN, the within named Grantor(s), 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, at office, this 31st day of October, 2014.

Notary Public

My Commission Expires: MARCH 26, 2018

SARA A MOEBES
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
MARCH 26, 2018

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, GINGER W. SAXMAN, the within named Grantor(s), 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, at office, this 31st day of October, 2014.

Notary Public

My Commission Expires: _____

Witness my/our hand(s) this 31st day of October, 2014.

LEE W. SAXMAN

GINGER W. SAXMAN

STATE OF Texas

COUNTY OF Harris

Ginger W. Saxman

Personally appeared before me, a Notary Public of said County and State, ~~LEE W. SAXMAN~~, the within named Grantor(s), 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, at office, this 31st day of October, 2014.

Notary Public

My Commission Expires: April 6, 2018

CINDY BETH WILLIAMS
Notary Public, State of Texas
My Commission Expires
April 06, 2018

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, GINGER W. SAXMAN, the within named Grantor(s), 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, at office, this 31st day of October, 2014.

Notary Public

My Commission Expires: _____