WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140096811 DEEDWARR
Recvd: 12/29/14 11:13 2 pgs
Fees:13.00 Taxes:1154.40
20141229-0118377

R-VRES-14-3102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 8-23-16
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John D. Hislop, IV	NEW OWNER	
(NAME)	(NAME)	**104-02-4A-204.00**
3102 W End Circle Apartment 204		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MARK T. SIMPSON AND CHRISTINA H. SIMPSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN D. HISLOP, IV, AN UNMARRIED MAN** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 204, of the 3102 West End Circle Condominiums, as established by the Master Deed, of record in Instrument No. 20050405-0037200, amended in Instrument No. 20060419-0044895 and Instrument No. 20061018-0129536, Register's Office for said County, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, said Unit being shown as part of Exhibit "E-I" and "E-2" of said Master Deed.

Being the same property conveyed to Mark T. Simpson and Christina H. Simpson, husband and wife by deed from Ramprasad Sripada and Sarada Sripada, husband and wife of record in Instrument No. 20131106-0115135 Register's Office for Davidson County, Tennessee, dated October 16, 2013 and recorded on November 6, 2013. (Value of consideration shown in aforementioned deed $307,000.00.)

This conveyance is subject to:
- Taxes for the year 2015 and thereafter not yet due and payable.
- All matters shown on the Plan of record in Book 421, pages 82 & 83, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan attached as Exhibit "E-1 and "E-2" to the Amendment to Master Deed of record in Instrument 200610180129536, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 3102 West End Circle Condominiums of record in Instrument Number 200504050037200, amended in Instrument 200604190044895 and Instrument 200610180129536, Register's Office for Davidson County, Tennessee.
- By-Laws of record as Exhibit B to the Master Deed in Instrument 200504050037200, Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewer/storm drainage, etc., in Instrument 200507150082454, Instrument 200507150082455 and Instrument 200609120112730, Register's Office for Davidson County, Tennessee.
- Stormwater detention agreement in Instrument 2005063007516 and Instrument 200609110111952, Register's Office for Davidson County, Tennessee.
- BellSouth Easement in Instrument 200606290078073, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument 200504080038974 and Exhibit C of Instrument 200504050037200, Register's Office for Davidson County, Tennessee.
- Right of Way Easement in Book 778, page 343, Register's Office for Davidson County, Tennessee.
- Subject to Urban Zoning Overlay of record as Metro Ordiancne No. BL2000-364, made applicable by

Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3102 W End Circle Apartment 204 , Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 16th DAY OF DECEMBER, 2014.

Mark T. Simpson

Christina H. Simpson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of December, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 25, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of December, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 25, 2016