File Box 8

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150004709 DEEDWARR
Recvd: 01/20/15 14:04 2 pgs
Fees:13.00 Taxes:924.63
20150120-0005539

W & I Ref: (DM) Title No.: 57134
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Victoria Applebaum 6328 Willow Oak Drive Nashville, TN 37221	New Owner

TAX MAP PARCEL NUMBERS: 156010C05300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$249,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William G. Simpson**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Victoria Applebaum** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of East Colony at Riverbend of record in Book 7900, page 4 amended in Book 7900, page 733, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to William G. Simpson and wife, Elaine R. Simpson by Warranty Deed from The Zeitlin Group, dated April 10, 1997 and recorded on April 16, 1997 of record in Book 10418, page 720, Register's Office for Davidson County, Tennessee. The said Elaine R. Simpson has since died. By Quitclaim dated April 4, 2012 recorded on April 4, 2012 of record in Instrument No. 20120404-0028609, said Register's Office, subject property was conveyed to William G. Simpson.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, page 4, amended in Book 7900, page 733, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 7199, page 119, amended in Book 9792, page 20, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 6328 Willow Oak 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of January, 2015.

William G. Simpson

State of Tennessee

County of Davidson

On this 15th day of January, 2015, before me the undersigned authority, personally appeared William G. Simpson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

MY COMMISSION EXPIRES: March 3, 2015

State of Tennessee

County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $249,900.00.

Affiant

Sworn and subscribed before me this 15th day of January, 2015.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

MY COMMISSION EXPIRES. March 3, 2015