Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #15-1100

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 consideration, the receipt of which is hereby acknowledged, the undersigned **Brandon A. Ketcham and wife, Michele M. Ketcham**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Owen M. Simcoe and Kathleen M. Simcoe, husband and wife**, 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:**

Being Lot No. 50 on the Plan of Section 1, Warner Park Valley, of record in Book 3600, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Brandon A. Ketchum, and wife Michele M. Ketchum, by Warranty Deed from T. Clark Miller dated August 31, 2006, of record as Instrument No. 20060901-0108221, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 6211 Harding Pike, Nashville, TN, 37205.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 30th day of March, 2015.

Brandon A. Ketcham

Michele M. Ketcham

BILL GARRETT, Davidson County
Trans:T20150024353 DEEDWARR
Recvd: 04/02/15 11:53 2 pgs
Fees:13.00 Taxes:1513.30
20150402-0028775

State of Tennessee)
County of Davidson)

On this 30th day of March, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Brandon A. Ketcham and Michele M. Ketcham, the bargainor(s), 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.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 409,000.00.

Affiant

Sworn and subscribed before me on this the 30th day of March, 2015.

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Owen M. Simcoe Kathleen M. Simcoe 6211 Harding Pike Nashville, TN 37205	Guaranty Trust Company 316 Robert Rose Drive Murfreesboro, TN 37129	129-8-73.00