Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $164,000.00

Affiant

Subscribed and sworn to before me, this 26th day of March, 2015.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Katherine Jelen 3315 Dumas Drive Nashville, TN 37211	ACCESS NATIONAL MORTGAGE A DIVISION OF ACCESS NATIONAL BANK 1800 ROBERT FULTON DRIVE, SUITE 350 RESTON, VA 20191	133030124.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jaimee Simon and Billy Simon, wife and husband,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Katherine Jelen, unmarried,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 163 on the plan of Glencoe Acres, Section II, of record in Book 1835, (erroneously referred to as Book 1856 in Instrument Number 20070212-0017840) Page 136, Register's Office for said County.

Said Lot fronts 93 feet on the southwesterly side of Dumas Drive and extends back 177.8 feet on the southeasterly line and 182.9 feet on the northwesterly line in the rear and measures 93.2 feet thereon.

Being the same property conveyed to Jaimee Simon and Billy Simon, wife and husband, by Warranty Deed from Heatherstone Properties, LLC, recorded on July, 3, 2007 in Instrument Number 20070703-0079132, Register's Office for Davidson County, Tennessee.

This property is improved property known as **3315 Dumas Drive, Nashville, TN, 37211**

This conveyance is subject to the following: (1) Taxes for the year 2015, a lien, not yet due and payable; (2) all matters appearing of record in Plat Map Book 1835, Page 136, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20150024356 DEEDWARR
Recvd: 04/02/15 12:03 2 pgs
Fees:13.00 Taxes:606.80
20150402-0028782

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 26th day of March, 2015.

Jaimee Simon

Billy Simon, by Jaimee Simon, his Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Jaimee Simon as Power of Attorney For

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jaimee Simon and Billy Simon** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this 26th day of March, 2015.

Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2015033526