BILL GARRETT, Davidson County
Trans:T20150026097 DEEDWARR
Recvd: 04/08/15 10:15 2 pgs
Fees:13.00 Taxes:647.50
20150408-0030800

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 27th day of March, 2015, by and between Allison Y Patton, , party of the first part, and James H. Simpson, Jr. and Sheronda Simpson, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 22 ON THE PLAN OF CREEKWOOD NORTH AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4675, PAGE 16, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

Being all or part of the same property conveyed to Allison Y. Patton by virtue of that certain Warranty Deed dated July 2, 2014, at Instrument No. 20140717-0063479, in the amount of $54,500.00 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Josef Kravich by virtue of Special Warranty Deed dated May 23, 2014 at Instrument No. 20140627-0056538 in the amount of $35,100.00 in the said Register's Office.

Being the same property previously conveyed to Bank of America, N.A. by virtue of Trustee's Deed dated February 4, 2014 at Instrument No. 20140210-0011252 in the amount of $35,100.00 in the said Register's Office.

Being the same property previously conveyed to Rosalyn Smith by virtue of Warranty Deed dated April 10, 2000 at Instrument No. 200004170038199 in the amount of $111,000.00 in the said Register's Office.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year _____ Davidson County real property taxes, being a lien not yet due and payable; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Allison Y. Patton

Allison Y Patton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Allison Y Patton and , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of March, 2015.

Notary Public

My Commission Expires: _____

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

Property Owner & Address: James H Simpson, Jr.

4116 Creekwood N
Nashville, TN 37218

Tax Parcel No 05815012800

Property Address: 4116 Creekwood N
Nashville, TN 3728

MAIL TAX BILLS TO: The Money Source

1990 N. California Blvd, Ste 720
Walnut Creek, CA 94596

Firm File #: 20150235

STATE OF Tennessee
COUNTY OF Robertson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $175,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 27th day of March, 2015.

Notary Public

My Commission Expires: 9-21-15

SONYA M. BRANHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY