DO NOT PUBLISH

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150033755 DEEDWARR
Recvd: 05/04/15 10:22 2 pgs
Fees:13.00 Taxes:1735.30
20150504-0039938

G-VRES-15-1309

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 6-6-18 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MARY FRANCES JUDY DAVIDSON COUNTY COMMISSION EXPIRES JUNE 6, 2018

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)
Simply At, LLC	**Simply At, LLC**	
(NAME)	(NAME)	
2916 Snowden Rd.	**2916 Snowden Rd.**	**118-01-011.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Nashville, TN 37204**	
(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 **PAMELA T. FISHEL, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SIMPLY AT, LLC,** 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 the Westerly half of Lot No. 96 on the Plan of Belmont Land Company's Subdivision called "Belmont Heights" of record in Book 421, Page 34, in the Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description of said lot.

Being the same property conveyed to Pamela T. Fishel-Ingram, a married woman by Warranty Deed from Kelly A. Crase and husband, Chris Crase, recorded on the 25th day of August, 2005 in Instrument No. 20050825-0101968, in the Register's Office of Davidson County, Tennessee. The said Pamela T. Fishel-Ingram being one and the same, and now known, as Pamela T. Fishel.

This conveyance is subject to:
- All matters shown on plat of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1309 Beechwood Avenue, Nashville, Tennessee 37212**.

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 30th DAY OF APRIL, 2015.

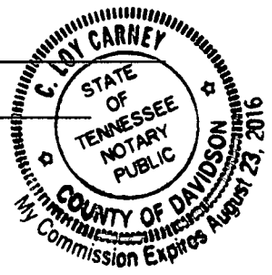
Pamela T. Fishel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAMELA T. FISHEL, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212