Davidson County	**DEEDWARR**
Recvd: 06/12/15 16:09	**3 pgs**
Fees:18.00 Taxes:1106.30	
20150612-0056086	

WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: 7/24/18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DANNY LEE SMITH COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven A Simpson	Guaranty Trust	173-09-0A-582.00
(NAME)	(NAME)	
2300 Alteras Dr.	316 Robert Rose Dr	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael W. Thomas and Heather Thomas,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Steven A Simpson,** unmarried, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 556, on the Plan of Section One, Phase Eight, Lenox Village, of record in Instrument No. 20060824-0104608, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael W. Thomas and wife, Heather Thomas from Douglas J. Dawson and Bobbi-Lyn Ausburn now Dawson, married by Warranty Deed dated July 30, 2014 and recorded August 13, 2014 as Instrument No. 20140813-0073131, Register's Office for Davison County, Tennessee.

Also being the same property conveyed to Douglas J. Dawson, an unmarried man and Bobbi-Lyn Ausburn, an unmarried woman by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated April 27, 2007, recorded April 30, 2007, of record in Instrument No. 20070430-0051364, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2300 Alteras Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 11th day of June, 2015.

Michael W. Thomas

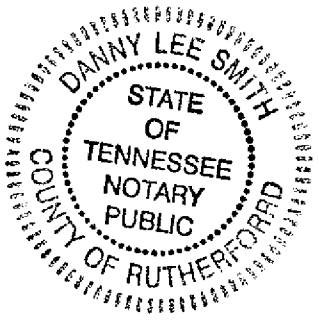
Heather Thomas

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be of Michael W. Thomas and Heather Thomas and that they as such executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as

WITNESS my hand and seal this 11th day of June, 2015.

Notary Public Danny Lee Smith
My Commission Expires: 4/24/18



File No.: 14058

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

