Davidson County DEEDWARR
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Fees:18.00 Taxes:640.10
20150619-0058863

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15054134**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $173,000.00. Affiant Subscribed and sworn to before me, this 17th day of June, 2015. A. C. HALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Notary Public My Commission Expires: 5-8-18

WARRANTY DEED

Address New Owner: Clinton J. Simplot 815 SPENCE ENCLAVE LN Nashville TN 37210-3240	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 094160E07000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven M. Simpson and Carla A. Simpson, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clinton J. Simplot** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

xUnnamed

Unit 70, Plan of Spence Enclave Townhomes, a planned unit development, as shown on plat contained in the Declaration and Covenants, Conditions and Restrictions Establishing the Spence Enclave Townhomes, a Planned Unit Development recorded in 20061115-0141672, as amended in 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102, 20100427-0031915, corrected in 20100428-0032407; and 20121116-0105801, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Steven M. Simpson and wife, Carla A. Simpson by Warranty Deed from R. J. York Homes, LLC, a Tennessee limited liability company, recorded on the 23rd day of September, 2009 in Instrument No. 20090923-0088546, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20061115-0141672, as amended at Instrument Nos. 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102, 20100427-0031915, corrected at Instrument No. 20100428-0032407; and Instrument No. 20121116-0105801, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Easement for water main, recorded in Book 722, Page 271.

Easement for slope, recorded in Book 5015, 699.

Easement for slope and drainage, recorded in Book 5451, Page 769.

Easement for Electric Power Line granted to Tennessee Electric Power Company by document recorded in Book 437, Page 45.

Easement for Electric Power Transmission Lines granted to United States of America by document recorded in Book 1814, Page 597.

Easement for Electric Power Transmission Lines granted to United States of America by document recorded in Book 1814, Page 594.

Easement for Right-of-Way of Lebanon Pike granted to the State of Tennessee by document recorded in Book 2704, Page 419.

Easement for Electric Power Line granted to Tennessee Electric Power Company by document recorded in Book 437, Page 54.

Easement for Electric Power Transmission Lines granted to United States of America by document recorded in Book 2026, Page 616.

Sign lease between Lamar Corporation (as Lessee) and Jennie Peek (as Lessor) of record in Book 7672, Page 112. This Agreement contains restrictions as to the use of advertising.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 5666, Page 656.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20051219-0151715.

Exception to Easement recorded in Instrument No. 20060210-0016418.

Exception to Easement recorded in Instrument No. 20060210-0016424.

This is improved property located at 815 SPENCE ENCLAVE LN Nashville TN 37210-3240

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of June, 2015.

Steven M. Simpson by Josh Anderson
Attorney in Fact

Carla A. Simpson by Josh Anderson
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josh Anderson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Steven M. Simpson and Carla A. Simpson, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 17th day of June 2015.

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

Notary Public

True Copy Certification

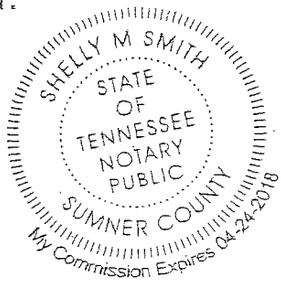
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Shelly M Smith

Shelly M. Smith