WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150057499 DEEDWARR
Recvd: 07/15/15 14:25 2 pgs
Fees: 13.00 Taxes: 795.50
20150715-0069060

J-MS-15-7520

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
David M. Whalley **Francie K. Mello**	new owner	
(NAME) **7520 Staffordshire Drive**	(NAME)	**141-15-0D-061.00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(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 **GILBERT V. SIMPKINS AND WIFE, KAREN SIMPKINS,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAVID M. WHALLEY AND FRANCIE K. MELLO, TENANTS IN COMMON,** 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 Lot No. 61 on the Plan of the Final P.U.D. Plan of Resubdivision of Lots 45, 46, 52, 53 and 61 thru 64, Phase I "Sheffield" on the Harpeth, as of record in Plat Book 6900, age 352, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Gilbert V. Simpkins and wife, Karen Simpkins by Warranty deed from Dany F. Abriola Longie and husband, Ricky B. Longie of record in Instrument No. 20070402-0039283 Register's Office for Davidson County, Tennessee, dated March 15, 2007 and recorded on April 02, 2007.

This conveyance is subject to:

- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 352, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6925, Page 900 and Book 7145, Page 954, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Amendment to the By-Laws of record in Book 8146, Page 463, in the Register's Office for Davidson County, Tennessee.
- Unanimous Consent of the Directors of "Sheffield" on the Harpeth Homeowners' Association, Inc. of record in Book 8276, Page 238, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4136, Page 525, Book 4279, Page 731 and Book 7145, Page 954, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7520 Staffordshire Drive , Nashville, Tennessee 37221**.

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 6th DAY OF JULY, 2015.

Gilbert V. Simpkins

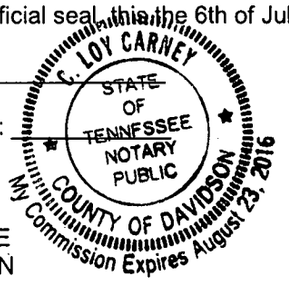
Karen Simpkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GILBERT V. SIMPKINS, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of July, 2015.

Notary Public
My Commission Expires:
(SEAL)

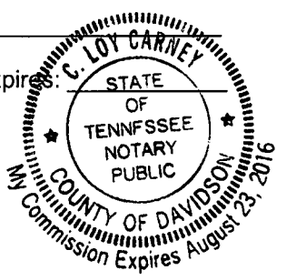


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN SIMPKINS, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of July, 2015.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
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