RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15043793

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$99,000.00~~ $97,000.00

Affiant

Subscribed and sworn to before me, this ~~3rd~~ 29th day of ~~June,~~ JULY 2015.

Notary Public
My Commission Expires: 11-3-2015

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150062234 DEEDWARR
Recvd: 07/29/15 10:50 2 pgs
Fees:13.00 Taxes:358.90
20150729-0074678

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alice Stewart	~~New Owner~~ Finworth Mortgage	Tax Parcel ID No.
1613 WESTERN SHORE DR	2106 Crestmoor Rd	10816010800
Nashville TN 37214-4317	Nashville, TN 37215	

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, **Stephen T. Simpson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alice Stewart, a single woman** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Part of Lot 14 on the Plan of Section IV, Lakeview Hills, of record in Plat Book 5200 at Page 642, Register's Office for Davidson County, Tennessee. Said part of Lot 14 being Lot 14-A of the Zone Lot Division of Lot 14, 16 and 18 of Section IV of Lakeview Hills Subdivision, Section IV, of record in Plat Book 6250, Page 213, Register's Office for Davidson County, Tennessee, to which Plat reference is made for a more complete and accurate description.

Being the same property conveyed by Warranty Deed from Douglas R. Devlin to Stephen T. Simpson, unmarried as recorded on the 30th day of October, 2013 in Instrument No. 20131030-0112753 and Quitclaim Deed from Brydgedith Carrillo (Devlin) to Douglas R. Devlin as recorded on the 30th day of April, 1993 in Deed Book 8932, Page 578, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 5200, Page(s) 642 and Plat Book 6250, Page 213.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1613 WESTERN SHORE DR Nashville TN 37214-4317

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 3rd day of June, 2015.

Stephen T. Simpson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen T. Simpson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June, 2015.

Notary Public

My Commission Expires: 6/21/15

