STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $137,000.00.

Subscribed and sworn to before me, this 11th day of September, 2015.

My Commission Expires:

Affiant

Notary Public

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

BILL GARRETT, Davidson County
Trans:T20150078613 DEEDWARR
Recvd: 09/16/15 09:56 2 pgs
Fees:13.00 Taxes:506.90
20150916-0093810

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TN 37138

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
AUDREY SHORES, unmarried woman 3304 FOREST BREEZE DRIVE ANTIOCH, TN 37013 MAP & PARCEL NO. 150-10-0-219.00	FirstBank 318 Seaboard Lane, Suite 205 Franklin, TN 37067

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

GLENDA SIMPSON, married, BRENDA KAYE BASS, married, and LINDA FAYE DERRYBERRY, married,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

AUDREY SHORES, unmarried woman,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND in Davidson County, Tennessee being Lot No. 62, Jamestown Estates, Section 2 as of record in Book 6900, page 865, Register's Office for Davidson County, Tennessee, to which plan reference is herein made for a more complete description of metes and bounds.

Being the same property conveyed to Josephine Gladys Connors, unmarried, for Life, Remainder to Glenda Simpson, Brenda Kaye Bass and Linda Faye Derryberry, by Quitclaim Deed from Glenda Simpson, Brenda Kaye Bass and Linda Faye Derryberry, dated October 16, 2009, and filed of record on October 16, 2009, in Instrument No. 20091016-0096102, Register's Office for Davidson County, Tennessee. See also Deed of record in Instrument No. 20090624-0058876, said Register's Office. The said Josephine Gladys Connors now being deceased.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2015, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 6900, PAGE 865; (C) RESTRICTIVE COVENANTS OF

RECORD IN BOOK 7861, PAGE 420 AND BOOK 8149, PAGE 337; AND (D) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 3304 FOREST BREEZE DRIVE, ANTIOCH, TN 37013

THIS PROPERTY IS NOT A MARITAL RESIDENCE, HAS NOT BEEN RESIDED IN BY BORROWER, SPOUSE OR ANY DEPENDENT CHILDREN, AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER OR MARITAL INTEREST AS CONTEMPLATED BY T.C.A. 26-2-307 OR OTHER SIMILAR STATUTE.

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 HAND THIS 11TH DAY OF SEPTEMBER, 2015.

Glenda Simpson
GLENDA SIMPSON

Brenda Kaye Bass
BRENDA KAYE BASS

Linda Faye Derryberry
LINDA FAYE DERRYBERRY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of September, 2015, before me personally appeared Glenda Simpson, married, Brenda Kaye Bass, married, and Linda Faye Derryberry, married, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:
3-7-2017

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jamie L. Taylor
Notary Public

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WARRANTY DEED
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Return To:
Grissim Title & Escrow, LLC
1222 17th Avenue South
Nashville, TN 37212