WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150092431 DEEDWARR
Recvd: 10/30/15 09:08 2 pgs
Fees:13.00 Taxes:436.60
20151030-0110398

Y-CBB-15-1011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Gale Roper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

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)
Gale Roper	**Homestead Funding Corp.**	
(NAME) **1011 West Trinity Lane**	(NAME) **8 Airline Drive**	**070-07-0-010.00**
(ADDRESS) **Nashville, TN 37218**	(ADDRESS) **Albany, NY 12205**	
(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 **MONIQUE SIMPSON, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GALE ROPER, UNMARRIED,** 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 part of Lot No. 6 on the unrecorded Plan of the subdivision of the J.S. Spurlock Land, described according to a survey made by John Wilkes, Civil Engineer, February 3, 1988, as follows:

Beginning on the northerly margin of Young's Lane at a point 451 feet west of the westerly margin of the Old Buena Vista Pike, said point being the corner of Lots Nos. 5 and 6; thence with the line between said two lots northwardly 503 feet; thence S. 75 deg. 3/4' W. 75 feet to the corner of Lots 8 and 7; thence with the line between said two lots, southwardly 513 feet to the northerly margin of Young's Lane; thence with said lane, easterly 75 feet to the beginning.

Being the same property conveyed to Monique Simpson by Warranty deed from Cendant Mobility Financial Corporation, a Delaware Corporation of record in Instrument No. 20050415-0042090 Register's Office for Davidson County, Tennessee, dated March 7, 2005 and recorded on April 15, 2005.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1011 West Trinity Lane, Nashville, Tennessee 37218**.

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 28th DAY OF OCTOBER, 2015.

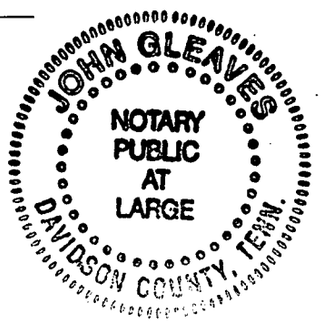
Monique Simpson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MONIQUE SIMPSON, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of October, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212