THIS INSTRUMENT PREPARED BY:
Timothy L. Takacs, Attorney
P.O. Box 364
Hendersonville, TN 37077-0364

From information furnished by the parties.

Address New Owners
Rodderick Simpson
1012 Westchester Drive
Madison, TN 37211

Send Tax Bills To
Same

Map-Parcel No.
084040A 320.00

Quitclaim Deed

Grantor: Joyce E. Simpson
Grantee: Rodderick Simpson

Grantor quitclaims and conveys to Grantee all of Grantor's right, title, and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

UNIT No. 320 of Autumn Chase Condominiums, a Horizontal Property Regime, located on McGavock Pike, Nashville, Davidson County, Tennessee, as shown on the plat of Autumn Chase Condominiums, recorded as Exhibit "A", and described in a Master Deed and Declaration of Covenants, Conditions, and Restrictions of record in Book 7718, page 418, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictions, conditions, and regulations imposed upon and relating to the property, apartments, owners and tenants of Autumn Chase Condominiums, contained in Master Deed and By-Laws appended thereto, of record in Book 7718, page 418, said Register's Office, are incorporated in this deed by reference and made a part of the same as though copied herein.

Being the same property conveyed to Joyce E. Simpson, a single person, by deed from H M Properties, Inc., a Tennessee Corporation, of record in Book 7971, Page 598, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all applicable easements and restrictions of record and to the Master Deed and Declaration of Covenants, Conditions, and Restrictions of Autumn Chase Condominiums of record in Book 7718, page 418, Register's Office for Davidson County, Tennessee, and to all items contained on the plat of Autumn Chase Condominiums, all in said Register's Office.

This is improved property, known as: 320 Autumn Chase Dr., Nashville, TN 37214.

The property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the property.

Joyce E. Simpson BY Rodderick W. Simpson A.I.F.
Joyce E. Simpson by Rodderick Simpson as Attorney in Fact
Grantor

BILL GARRETT, Davidson County
Trans:T20160006976 DEEDQC
Recvd: 01/27/16 09:08 2 pgs
Fees:12.00 Taxes:0.00
20160127-0007675

State of Tennessee
County of Sumner

On January 19, 2016, personally appeared before me Rodderick Simpson, with whom I am personally acquainted or who proved to me on satisfactory evidence to be the person who executed the foregoing instrument as attorney-in-fact for Joyce E. Simpson, and who acknowledged that he executed the same as attorney-in-fact for Joyce E. Simpson.

Notary Public

My commission expires: 6/18/2019

BARBARA BOONE MCGINNIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

* *

State of Tennessee
County of Sumner

The actual consideration for this transfer or the value of the property transferred (whichever is greater) is $0.

Rodderick Simpson, Grantee

Sworn to and subscribed before me on January 19, 2016.

Notary Public

My commission expires: 6/18/2019

BARBARA BOONE MCGINNIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

This deed is executed pursuant to the authority conferred with the Durable Power of Attorney executed by Joyce E. Simpson and recorded on August 6, 2012, as Instrument Number 20120806-0069523, Register's Office for Davidson County, Tennessee. Rodderick Simpson does hereby certify under oath that Joyce E. Simpson is now living and to his knowledge she has not revoked said Power of Attorney.