BILL GARRETT, Davidson County
Trans:T20160037308 DEEDWARR
Recvd: 05/05/16 09:01 2 pgs
Fees:13.00 Taxes:573.50
20160505-0044308

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$155,000.00** (One Hundred Fifty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 3rd day of May, 2016.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 18, 2016

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Glory Marcus 7470 Charlotte Pike, Unit 115 Nashville, TN 37209	Same as New Owner	114110A01500CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SHARON KAY SIMPSON, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **GLORY MARCUS,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, Being Unit No. 115 of West Hills Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Dee and By-Laws, of record in Instrument Number 20001212-0122257, Supplement of record in Instrument Number 20020125-0010757 and Supplement and Amendment of record in Instrument Number 20020125-0010758, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed, reference is hereby made to the plat of West Hills Condominiums, as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Sharon Kay Simpson, unmarried, by Warranty Deed from Cartus Financial Corporation, a Delaware corporation, of record in Instrument No. 20091022-0097649, dated 10/07/2009 and recorded 10/22/2009, Register's Office for Davidson County, Tennessee.

Being also known as 7470 Charlotte Pike, Unit 115, Nashville, Tennessee 37209.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **7470 CHARLOTTE PIKE, UNIT 115** **NASHVILLE, TN 37209**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2016044156

WITNESS, this 3rd day of May, 2016

Sharon Kay Simpson

Sharon Kay Simpson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of May, 2016, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Sharon Kay Simpson** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 3rd day of May, 2016.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 18, 2016