Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

BILL GARRETT, Davidson County
Trans:T20160045376 DEEDWARR
Recvd: 05/31/16 09:57 3 pgs
Fees:18.00 Taxes:573.50
20160531-0054167

Affiant

Subscribed and sworn to before me this 26th day of May, 2016.

Notary Public
My commission expires: 3/31/20

TONJA COX
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

04-1604-55994

Address of New Owner:	Send Tax Bills to:	Tax Information:
Scott F. Simcox	Farmington Mortgage	150-10-0-089.00
208 Towne Valley	2002 Richard Jones Road Suite 300A	
Antioch TN 37013	Nashville, TN 37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Philip J. Bellemore, a single man and Olga Henkel f/k/a Olga O. Bellemore, a single woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Scott F. Simcox, an unmarried man,** hereinafter called the Grantees, their successors 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 Lot No. 259, on the Plan of Section Three, Towne Village of the Country, of record in Book 5200, Pages 268 and 269, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Philip J. Bellemore and wife, Olga O. Bellemore by deed from Elliott Lilly and wife, Barbara Lilly, dated January 26, 2007, recorded January 30, 2007, of record in Instrument No. 20070130-0012242, Register's Office for Davidson County, Tennessee.

Olga Henkel and Olga O. Bellemore are one and the same.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 208 Towne Valley, Antioch, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 25 day of May, 2016.

Olga Henkel 05-25-2016

Olga Henkel f/k/a Olga O. Bellemore

STATE OF WASHINGTON
COUNTY OF Kitsap

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Olga Henkel f/k/a Olga O. Bellemore, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in ~~Smyrna, TN~~ Indianola, WA, this 26th day of May, 2016.

Aalesa Barker
Notary Public

My Commission expires: 02-09-2019

AALESA BARKER NOTARY PUBLIC COMMISSION EXPIRES 2-09-19 STATE OF WASHINGTON

WITNESS my hand this 26th day of May, 2016.

Philip J. Bellemore

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Philip J. Bellemore**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 26th day of May, 2016.

Notary Public

My Commission expires: 3/31/20

