STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May, 2016.

Notary Public
MY COMMISSION EXPIRES: 8/18/18
File No. G16-4615D

JANE GRAZER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans: T20160046253 DEEDWARR
Recvd: 06/01/16 15:53 2 pgs
Fees: 13.00 Taxes: 623.45
20160601-0055268

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ralph Simpson (NAME)	Same address (NAME) as new owner	175-4-A-89 CO
512 Yellowstone Court (STREET ADDRESS)	(STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Donna J. Denton, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Ralph Simpson~~ **Ralph R. Simpson, an unmarried man, HEREINAFTER CALLED THE GRANTEES, 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 all of Unit No. 19B on the plan of PARK PLACE SUBDIVISION, PHASE I, as shown by plat appearing in Master Deed and By-Laws of record in Instrument No. 20010214-0014161, re-recorded in Instrument No. 20010702-0069590, and amended in Instrument No. 20011019-0114191, rerecorded in Instrument No. 20011212-0136927, amended in Instrument No. 20030710-0095634, and rerecorded in Instrument No. 20030915-0134956 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Robert M. Denton and Donna J. Denton, husband and wife from Landmark Homes of Tennessee, Inc., a Tennessee Corporation, by Deed dated September 12, 2005, as Instrument No. 20050913-0109782, in the Register's Office for Davidson County, Tennessee. The said Robert M. Denton having since died June 26, 2015 leaving the subject property vested in Donna J. Denton as the surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Park

Place Subdivision, Phase I and recorded in Instrument No. 20010214-0014161, Instrument No. 20010702-0069590, Instrument No. 20011019-0114191, Instrument No. 20011212-0136927, Instrument No. 20030710-0095634, Instrument No. 20030915-0134956, and Instrument No. 20111115-0089064, Register's Office for Davidson County, Tennessee.

3. TVA Easement as recorded in Book 435, page 507, Register's Office for Davidson County, Tennessee.
4. Subdivision Sign Easement as recorded in Instrument No. 20070928-0115673 and assignment of easement of record in Instrument No. 20071205-0140722, Register's Office for Davidson County, Tennessee.
5. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20020530-0065765 and Instrument No. 20030915-0134956, Register's Office for Davidson County, Tennessee.
6. Sanitary Sewer and Drainage Easement as recorded in Book 11491, page 719 and Book 11539, page 799, Register's Office for Davidson County, Tennessee.
7. Stormwater Detention Agreement as recorded in Book 11672, page 447, Register's Office for Davidson County, Tennessee.
8. Right of Way Agreement to Nashville Gas as recorded in Book 5897, page 191, Register's Office for Davidson County, Tennessee.
9. Charter of Homeowner's Association of record in Instrument No. 20081219-0121384, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 512 Yellowstone Court, 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 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. 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.

Witness my/our hand(s) this 18th day of May, 2016.

x Donna J. Denton
Donna J. Denton

May 18, 2016
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Donna J. Denton, unmarried, the bargainor(s), 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 18th day of May, 2016.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Record and Return To:
Limestone Title & Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127