G-28467-2
Box 14

BILL GARRETT, Davidson County
Trans:T20160050231 DEEDWARR
Recvd: 06/14/16 10:11 2 pgs
Fees:13.00 Taxes:1387.50
20160614-0060046

This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Paul A. Simms et ux
1733 Hickory Bark Lane
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Shelter Lending Services
P.O. Box 740039
Cincinnati, OH 45274-0039

Map/Parcel Numbers:
172140A13600CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Samuel D. Purushotham and Gwendolynn M. Purushotham, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Paul A. Simms and Erin Simms, husband and wife**, 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 **Lot No. 65 on the Plan of Section Three, Wexford Downs,** of record in Instrument Number 20000810-0079246, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Samuel D. Purushotham and Gwendolynn M. Purushotham by Warranty Deed from Scott E. Harris and Carol A. Harris dated October 28, 2011, and filed of record on November 3, 2011 in Instrument Number 20111103-0085610, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2016 and subsequent years.

This is **improved** property known as **1733 Hickory Bark Lane, Nashville, Tennessee 37211.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **13th** day of **June, 2016.**

Samuel D. Purushotham
Samuel D. Purushotham

BY: Lynda K. Towe Attorney-in-Fact.
Lynda K. Towe, Attorney-In-Fact

Gwendolynn M Purushotham
Gwendolynn M. Purushotham

BY: Lynda K. Towe, Attorney-in-Fact
Lynda K. Towe, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Lynda K. Towe**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who, upon oath, acknowledged that she executed the within instrument as the free act and deed of the said **Samuel D. Purushotham and Gwendolynn M. Purushotham**, the within named bargainors, for the purposes therein contained by virtue of a Limited Durable Powers of Attorney duly executed by the said **Samuel D. Purushotham and Gwendolynn M. Purushotham**, and said Limited Durable Powers of Attorney appearing of record in Book //////// page ////// * of the Register's Office of Davidson County, Tennessee. *Instrument No. 20160614-0060044 and
Instrument No. 20160614-0060045

WITNESS my hand and official seal this 13th day of June, 2016.

R. Francene Kavin
R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/5/2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $375,000.00.

Kathy Goodson
AFFIANT

Subscribed and sworn to before me on this 13th day of June, 2016.

Deborah M. O'Neil
NOTARY PUBLIC

DEBORAH M. O'NEIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/6/17