Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,025,000.00

BILL GARRETT, Davidson County
Trans: T20160079776 DEEDWARR
Recvd: 09/12/16 14:39 2 pgs
Fees: 13.00 Taxes: 3792.50
20160912-0095769

Affiant

Subscribed and sworn to before me, this 8th day of September, 2016.

Notary Public
My commission expires:

SHIRA HUGHES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 09-11-2017

Address of New Owner:	Send Tax Bills to:	Tax Information
Phillip Matthew Simpson 1100 Radnor Glen Drive Brentwood, TN 37027	New Owner	159-02-0-071.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Trey Cain, as Special Trustee of the Dominic J. Mancuso, Jr., Living Trust and Trey Cain, as Special Trustee of the Teresa L. Mancuso, Living Trust** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Phillip Matthew Simpson and Allison Thompson Simpson, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled High Ridge Subdivision Phase 1, of record as Plat Book 11700, page 57, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DOMINIC J. MANCUSO, JR. AND WIFE, TERESA L. MANCUSO, by deed from TORI S. WIMBERLY AND HUSBAND, JOSEPH J. WIMBERLY, IV, of record in Instrument No. 20110615-0045769, dated June 10, 2011, said Register's Office. Being further conveyed to DOMINIC J. MANCUSO, JR., TRUSTEE OF THE DOMINIC J. MANCUSO, JR., LIVING TRUST AND TERESA L. MANCUSO, TRUSTEE, OF THE TERESA L. MANCUSO LIVING TRUST, AS TENANTS IN COMMON, by Quitclaim Deed from DOMINIC J. MANCUSO, JR. AND WIFE, TERESA L. MANCUSO, or record in Instrument No. 20110622-0047816, dated June 10, 2011, said Register's Office.

This property is improved property known as **1100 Radnor Glen Drive, Brentwood, TN, 37027.**

This conveyance is subject to the following: (1) General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 159-02-0-071.00; (2) Matters shown on the Plan of record as Plat Book 11700, page 57; (3) Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Book 11741, page 713 and amended as Instrument No. 20040624-0075401; (4) Storm Water Detention Agreement of record in Instrument No. 20010109-0002596; (5) State Tax Lien of record in Instrument No. 20150225-0017145, said Register's Office. (Phillip Simpson); All of record in the said Register's Office.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the September 8, 2016.

Dominic J. Mancuso, Jr., Living Trust

By: _____
Trey Cain
Its: Special Trustee

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, **Trey Cain**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained as the free act and deed of the said ~~Dominic J. Mancuso, Jr., Trustee of the~~ **Dominic J. Mancuso Jr., Living Trust** and for the purposes therein contained by virtue of **Appointment of Special Trustee** duly executed by the said **Dominic J. Mancuso, Jr., Trustee of the Dominic J. Mancuso Jr., Living Trust,** and appearing of record in Instrument No. 20160912-0095768, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at this the 8th day of September, 2016.

Annette Belyea
Notary Public

My Commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WITNESS my hand this September 8, 2016.

Teresa L. Mancuso, Living Trust

By: _____
Trey Cain
Its: Special Trustee

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, **Trey Cain**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained as the free act and deed of the said ~~Teresa L. Mancuso, Trustee of the~~ **Teresa L. Mancuso, Living Trust** and for the purposes therein contained by virtue of **Appointment of Special Trustee** duly executed by the said **Teresa L. Mancuso, Trustee of the Teresa L. Mancuso, Living Trust,** and appearing of record in Instrument No. 20160912-0095767, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at this the 8th day of September, 2016.

Annette Belyea
Notary Public

My Commission expires: 9-19-18
FILE NO: 2016054490

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON