THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16088927** BILL GARRETT, Davidson County Trans:T20160084430 DEEDWARR Recvd: 09/26/16 14:09 2 pgs Fees:13.00 Taxes:2590.00 20160926-0101355	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $700,000.00 Affiant Subscribed and sworn to before me, this 20th day of September, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Richard B. Simerly and Nancy E. Simerly 6533 CORNWALL DR Nashville TN 37205-3041	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11510002200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lorri Anne Lee, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard B. Simerly and Nancy E. Simerly, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 185 on the Plan of Section Two, West Meade Estates, of record in Plat Book 2900, Page 118, amended in Book 3844, Page 418, Register's Office for said County.

Being the same property conveyed to Lorri Anne Lee, unmarried by Warranty Deed from Karen Y. Dobbs, married, recorded on the 1st day of August, 2013 in Instrument No. 20130801-0080047, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, WEST MEADE ESTATES, as recorded in Plat Book 2900, Page(s) 118, amended in Book 3844, Page 418.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3134, Page 426, amended in Book 4503, Page 111.

This is improved property located at 6533 CORNWALL DR Nashville TN 37205-3041

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of September, 2016.

Lorri Anne Lee by James T. Harris, Attorney-in-Fact

Lorri Anne Lee
By: James T. Harris, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James T. Harris, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Lorri Anne Lee, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 20th day of September, 2016.

Notary Public

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