Box 10-B

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$70,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21 DAY OF October, 2016.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GORDON P. SIMPSON, ET UX	**BOFI FEDERAL BANK**	**103-01-0-059.00**
(NAME) **76 E. RODIGHIERO AVE.**	(NAME) **4350 LAJOLLA VILLAGE DRIVE #140**	
(ADDRESS) **TERRE HAUTE, IN 47805**	(ADDRESS) **SAN DIEGO, CA 92122**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20160096844 DEEDWARR
Recvd: 11/02/16 10:16 2 pgs
Fees: 13.00 Taxes: 259.00
20161102-0115733

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, **DWAYNE H. SMITH, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GORDON P. SIMPSON AND NIKKI MICHELLE SIMPSON, 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:

A lot or parcel of land in the 8th, formerly 12th Civil District of Davidson County, Tennessee, being the easterly 75 feet of Lot No. 17 on the Map of John B. Cowden's Third Subdivision, not of record, described according to a survey made by Norris H. Hickerson, Surveyor, November 16, 1946, as follows: Beginning on the southerly margin of John B. Street, at a point 500 feet west of the southwest corner of said street and Cowden Street, being the corner of Lots Nos. 16 and 17 thence with the southerly margin of John B. Street westwardly 75 feet, thence south 26 west 253.8 feet; thence north 39 east 75 feet to the corner of said Lots Nos. 16 and 17; thence with the line between said two lots, north 26 east 253.8 feet to the beginning.

Being the same property conveyed to Dwayne H. Smith, by deed from Allen L. Cook and wife, Ramona H. Cook, of record in Instrument No. 20111107-0086851, dated November 3, 2011, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 1488, page 388; Easement granted to the Electrical Board of record in Book 1638, page 627; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6099, page 340; and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office of Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **6123 NEIGHBORLY AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 21 day of October, 2016.

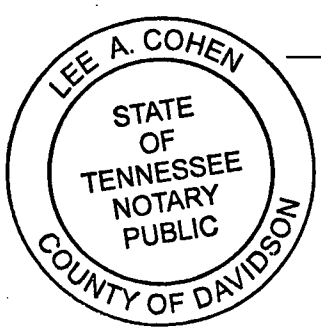
DWAYNE H. SMITH

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 **Dwayne H. Smith**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21 day of October, 2016.

My commission expires: **November 5, 2018**



Lee A. Cohen
Notary Public