BILL GARRETT, Davidson County
Trans:T20160109443 DEEDWARR
Recvd: 12/13/16 12:50 2 pgs
Fees:13.00 Taxes:1159.95

20161213-0130661

WARRANTY DEED

LORI T. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $313,500.00

Holly White
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF DECEMBER, 2016.

Lori T. Shelton
NOTARY PUBLIC

MY COMMISSION EXPIRES 8/17/19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2728B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Linda Seifert	Peoples Home Equity, Inc.	126-15-0A-198.00-CO
8308 Trading Post Court	710 N. Seven Oaks Dr	
Nashville, TN 37221-6520	Knoxville, TN 37922	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

PAMELA SIMPKINS, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LINDA SEIFERT, AN UNMARRIED WOMAN

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, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 182 on the Plan of Section Four, Boone Trace at Biltmore of record in Plat Book 9700, Page (s) 932 and 933, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Pamela Simpkins, unmarried by Warranty deed from Troy Lee Gentry and wife, Angela Kay Gentry of record in Instrument No. 20040609-0068238 Register's Office for Davidson County, Tennessee, dated June 07, 2004 and recorded on June 09, 2004.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 932 and 933, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7265, Page 657, Book 9342, page 312, re-recorded in Book 9735, page 931, amended in Book 10032, page 813, Book 10306, page 817, Book 11455, page 443, Instrument No. 20000126-0008529, Instrument No. 20001211-0121618, Instrument No. 20010717-0075902, Instrument No. 20010607-0060003, Instrument No. 20011003-0107279 and Instrument No. 20011119-0126832, Register's Office for Davidson County, Tennessee.

Charter of Boone Trace Homeowners' Association of record in Book 9607, Page 534, in the Register's Office for Davidson County, Tennessee.

Easements of record in Book 8992, Page 63 and Book 9665, Page 420, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed of record in Instrument Number 20011119-0126831, in the Register's Office for DavidsonCounty, Tennessee.

Easement of record in Book 756, Page 142, in the Register's Office for Davidson County, Tennessee.

Easement to Harpeth Valley Utility District of record in Instrument Number 20040204-0013636, in the Register's Office for DavidsonCounty, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 470, Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20040609-0068238 in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 8308 Trading Post Court, Nashville, TN 37221-6520

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 6th day of December, 2016.

Pamela Simpkins

Pamela Simpkins

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, PAMELA SIMPKINS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 6th day of December, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-2728B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027