# WARRANTY DEED




O-VRES-16-914C-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $661,500.00.

Gregory P. Simpson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Gregory P. Simpson and Rebecca Simpson** | **SWBC Mortgage Corp** | |
| (NAME) | (NAME) | **105-09-4E-001.00-CO** |
| **914 C Acklen Avenue** | **9311 San Pedro Ave., Ste. 100** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37203** | **San Antonio, TX 78216** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 consideration, the receipt of which is hereby acknowledged, **BRYAN A. CHANCE, MARRIED AND RANDY E. CHANCE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GREGORY P. SIMPSON AND REBECCA SIMPSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. C, as set out in the Plat attached as Exhibit C to the Declaration of Covenants, Conditions and Restrictions for 914 Acklen Avenue Townhomes, of record in Instrument Number 20151008-0101551, 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 a portion of the same property conveyed to Bryan A. Chance and Randy E. Chance by Quitclaim deed from Dowd Development & Design, LLC, a Tennessee limited liability company of record in Instrument No. 20151211-0124831 Register's Office for Davidson County, Tennessee, dated December 11, 2015 and recorded on December 11, 2015.

**THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.**

This conveyance is subject to:
- Taxes for the year 2017 and thereafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 95, as amended in Plat Book 4715, Page 34, 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 Instrument Number 20151008-0101551, Register's Office for Davidson County, Tennessee;
- Charter for 914 Acklen Avenue Townhomes Homeowners Association, Inc. of record in Instrument Number 20151015-0104933, in the Register's Office for DavidsonCounty, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **914 C Acklen Avenue , Nashville, Tennessee 37203**.

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; and we do covenant with the said GRANTEE(S) 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 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.

BILL GARRETT, Davidson County
Trans:T20170000662 DEEDWARR
Recvd: 01/04/17 10:43 2 pgs
Fees:13.00 Taxes:2447.55



20170104-0000759

Witness my/our hand(s) this the 29th DAY OF DECEMBER, 2016.

Bryan A. Chance by John Gleaves, Attorney In Fact

Randy E. Chance by John Gleaves, 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, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRYAN A. CHANCE AND RANDY E. CHANCE, and who acknowledged he/she/they executed the same as the free act and deed of the said BRYAN A. CHANCE AND RANDY E. CHANCE.

Witness my hand and official seal, this the 29th of December, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212