THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170411467** BILL GARRETT, Davidson County Trans:T20170036481 DEEDWARR Recvd: 05/01/17 13:13 2 pgs Fees:13.00 Taxes:1912.90 20170501-0042532	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is:$517,000.00. M. Menke Affiant Subscribed and sworn to before me, this28th day of April, 2017. RWalters Notary Public My Commission Expires: 8/17/19 MONTGOMERY COUNTY TENNESSEE NOTARY PUBLIC STATE OF DONNA ANN WALTERS

WARRANTY DEED

Address New Owner: Gregory Ryan Cockman 1513 DOUGLAS AVE Nashville TN 37206-2308	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 07214023900

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, **Brittany Simpson and Jeffrey Luke Simpson, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregory Ryan Cockman**, ("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 71, Dr. E.T. Brown's Subdivision of Lots 21-26 Brownsville Addition, as shown on plat of record in Plat Book 332, Page 91, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Brittany L. Bartley, unmarried, David B. Bartley, married and Dolores Bartley, unmarried and Jeffrey Luke Simpson, unmarried to Brittany Simpson and Jeffrey Luke Simpson, wife and husband, as recorded on the 22nd day of February, 2013 in Instrument No. 20130222-0018069 and Warranty Deed from Jonathan Jones and Matt Engesath to Brittany L. Bartley, unmarried, David B. Bartley, married and Dolores Bartley, unmarried and Jeffrey Luke Simpson, unmarried, as recorded on the 4th day of May, 2012 in Instrument No. 20120504-0038853, 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 2017 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 DR. E.T. BROWN'S SUBDIVISION OF LOTS 21-26 BROWNSVILLE ADDITION, as recorded in Plat Book 332, Page(s) 91.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1513 DOUGLAS AVE Nashville TN 37206-2308

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 28th day of April, 2017.

Brittany Simpson

Jeffrey Luke Simpson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brittany Simpson and Jeffrey Luke Simpson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2017.

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

Notary Public