BILL GARRETT, Davidson County
Trans:T20170037877 DEEDWARR
Recvd: 05/04/17 10:36 2 pgs
Fees:13.00 Taxes:1045.25

20170504-0044211

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0424

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of April, 2017

Notary Public
Commission Expires: 3-6-18

JOHN GLENN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rapid River Capital, LLC 3777 Peachtree Rd NE #731 Brookhaven, GA 30319	New Owner	104-07-0-A01-10-0CO

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, I/WE,

Patrick Simpson, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rapid River Capital, LLC

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:

Land in Davidson County, Tennessee, being Unit No. 11 as shown on the Plan of Blakemore Square Condominiums, of record in Book 6864, Page 237, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed of record in Book 6962, Page 125, Register's Office for said County, said plan being appended as Exhibit A to the Master Deed for Blakemore Square Condominiums, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patrick J. Simpson, a single person by Warranty deed from Scot B. Moore and wife, Ann R. Moore of record in Book 10088, page 911, Register's Office for Davidson County, Tennessee, dated June 14, 1996 and recorded on June 17, 1996.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2637 Blakemore Avenue, Nashville, TN 37212-3338.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of April, 2017.

Patrick Simpson

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF Hoke

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Patrick Simpson
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hoke County, NC, ~~Tennessee~~ this 27th day of April, 2017.

Carol J. Dixon
Notary Public
My Commission Expires: 10/23/2018

(Notary Seal)