WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170041497 DEEDWARR
Recvd: 05/16/17 10:19 2 pgs
Fees:13.00 Taxes:925.00

20170516-0048388

J-RP-17-7520-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) DAVIDSON NORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Gilbert V. Simpkins and Karen Simpkins	**Mortgage Research Center LLC**	
(NAME)	(NAME)	**141-15-0D-061.00**
7520 Staffordshire Dr.	**1400 Veterans United Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Columbia, MO 65203**	
(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, **DAVID M. WHALLEY AND FRANCIE K. MELLO, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GILBERT V. SIMPKINS AND KAREN SIMPKINS, 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 Lot No. 61 on the Plan of the Final P.U.D. Plan of Resubdivision of Lots 45, 46, 52, 53 and 61 thru 64, Phase I "Sheffield" on the Harpeth, as of record in Plat Book 6900, age 352, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to David M. Whalley and Francie K. Mello, tenants in common by Warranty deed from Gilbert V. Simpkins and wife, Karen Simpkins of record in Instrument No. 20150715-0069060 Register's Office for Davidson County, Tennessee, dated July 06, 2015 and recorded on July 15, 2015.

This conveyance is subject to:
- 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 6900, Page 352, 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 6925, Page 900 and Book 7145, Page 954, Register's Office for Davidson County, Tennessee.
- Amendment to the By-Laws of record in Book 8146, Page 463, in the Register's Office for Davidson County, Tennessee.
- Unanimous Consent of the Directors of "Sheffield" on the Harpeth Homeowners' Association, Inc. of record in Book 8276, Page 238, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4136, Page 525, Book 4279, Page 731 and Book 7145, Page 954, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7520 Staffordshire Dr., Nashville, Tennessee 37221**.

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.

Witness my/our hand(s) this the 11th DAY OF MAY, 2017.

David M. Whalley by John Gleaves, Attorney in Fact

David M. Whalley by John Gleaves,
Attorney in Fact

Francie K Mello by John Gleaves, Attorney in Fact

Francie K. Mello 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 DAVID M. WHALLEY AND FRANCIE K. MELLO, and who acknowledged he/she/they executed the same as the free act and deed of the said DAVID M. WHALLEY AND FRANCIE K. MELLO.

Witness my hand and official seal, this the 11th of May, 2017.

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

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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