THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33617-04-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $655,000.00. Affiant Subscribed and sworn to before me this 15th day of May, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Jeff Simpson Lauren Sanders Simpson 2919 Wellesley Trace Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 117 07 0 R 001 00CO

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, **Christopher C. Ng and wife, Mary Margaret Waller Ng**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey Simpson and Lauren Sanders Simpson, Husband and Wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2919 Wellesley Trace, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20170044065 DEEDWARR
Recvd: 05/24/17 10:10 3 pgs
Fees:18.00 Taxes:2423.50
20170524-0051533

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of May, 2017.

Christopher C. Ng

Mary Margaret Waller Ng

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher C. Ng and Mary Margaret Waller Ng, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of May, 2017.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of Wellesley Trace Condominium, a horizontal property regime established by Amended Master Deed of record in Instrument No. 20060508-0053727, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A to the aforementioned Amended Master Deed.

Being the same property conveyed to Christopher C. Ng by deed dated April 7, 2007 from Primacy Closing Corporation, a corporation organized under the laws of Nevada of record in Instrument 20070508-0055322, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 9, 2013 of record in Instrument No. 20131016-0107995, Register's Office for Davidson County, Tennessee, Christopher C. Ng conveyed subject property to Christopher C. Ng and wife, Mary Margaret Waller Ng, creating a tenancy by the entireties.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 117 07 0 R 001 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Amended Master Deed (and By-Laws) for Wellesley Trace Condominium, of record in Instrument No. 20060508-0053727, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record attached as Exhibit A to the Amended Master Deed of record in Instrument No. 20060508-0053727, Register's Office for Davidson County, Tennessee.