THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

BILL GARRETT, Davidson County
Trans:T20170051841 DEEDWARR
Recvd: 06/19/17 08:31 2 pgs
Fees:13.00 Taxes:222.00
20170619-0060894

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Nic Stone and Laura Stone 7892 Heaton Way Nashville, TN 37211	New Owner	147-03-OB-025.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **RALPH R. SIMPSON**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **NIC STONE and LAURA STONE, husband and wife**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being UNIT NO. G-6, on the plan of Southern Hills Condominiums, according to the Master Deed of record in Book 6594, page 502, in the Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Southern Hills Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Units.

Being the same property conveyed to Ralph R. Simpson by Warranty Deed from Holly Hills Apartments, LLC, of record in Instrument 20060821-0103075, recorded on 8/21/2006, Register's Office for Davidson County, Tennessee. This was never the residence of the Grantor.

This is improved property known as **370 Wallace Road, Unit G6, Nashville, Tennessee 37211** .

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand this **15th** day of **June**, **2017**:

Ralph R. Simpson

Ralph R. Simpson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RALPH R. SIMPSON**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of June, 2017.

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $60,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2017:

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5/23/18