WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MT7230-6

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P17-24065

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 199,000.00.

X Samantha L Simpson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 35409 DEEDWARR
12/08/2017 10:45:01 AM 2 pgs
Fees: $13.00 Taxes: $736.30

20171208-0125428

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samantha L. Simpson	Mortgage Investors Group	
125 Williamsburg West Court	8320 E. Walker Springs Ln. Suite 200	142060C01200CO
Nashville, TN 37221	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Brandi Kemp, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Samantha L. Simpson, an unmarried woman.**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 72-B on the plan of Doral Country Villa, Section Four, of record in Plat Book 5050, Page 61, Register's Office of Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Brandi Kemp by Warranty deed from Ronald B. Bradshaw and wife, Iona D. Bradshaw of record in Instrument No. 20011206-0134548 Register's Office for Davidson County, Tennessee, dated November 21, 2001 and recorded on December 06, 2001.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **125 Williamsburg West Court, Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we do 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 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 the 4th day of December, 2017.

Brandi Kemp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this the 4th day of December, 2017.

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public