THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180716983

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $494,000.00

Affiant

Subscribed and sworn to before me, this 30th day of July, 2018.

Notary Public
My Commission Expires: 2-25-19

Bill Garrett Davidson County
Batch# 124838 DEEDWARR
08/06/2018 11:25:11 AM 2 pgs
Fees: $13.00 Taxes: $1,827.80

20180806-0076960

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Eldrich J. Willis, III 4925 Aviemore Drive Nashville TN 37220	New Owner	Tax Parcel ID No. 161-01-0B-043.00CO

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, **John B. Simpson and wife Vanessa Simpson,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eldrich J. Willis, III, a married man,** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 113 on the Plan of Phase One, Section Two, Aberdeen Woods, of record in Book 9700, Page 739, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John B. Simpson and wife, Vanessa Simpson by Warranty Deed from Melanie A. Lokey, unmarried, recorded on the 23rd day of May, 2016 in Instrument No. 20160523-0051132, in the Register's Office of Davidson County, Tennessee.

The execution of this instrument is affected by the signature of Vanessa Simpson as Attorney-in-fact for John B. Simpson which Power of Attorney is recorded in Instrument No. 20180806-0076959 Register's office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE, SECTION TWO, ABERDEEN WOODS, as recorded in Plat Book 9700, Page(s) 739.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10790, Page 189; Book 11303, Page 555; Book 11714, Page 843; Instrument Nos. 20000203-0011436; 20030221-0023491; 20030221-0023492 and 20030730-0108227.

Charter of Aberdeen Woods Homeowners Association recorded in Book 10792, Page 896.

Easement for Sanitary Sewers/Storm Drainage, recorded in Book 10611, Page 153 and Book 7086, Page 401.

Easement for Right of Way, recorded in Book 2595, Page 563.

Stormwater Detention Agreement as set forth in instrument recorded in Book 10644, Page 324.

This is improved property located at 4925 Aviemore Drive Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, his 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of July, 2018.

John B. Simpson by Vanessa Simpson as Attorney-in-fact

Vanessa Simpson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Vanessa Simpson, 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, and who further acknowledged that he is the Attorney-in-Fact for John B. Simpson and that he is authorized by John B. Simpson to execute this instrument on their behalf.

Witness my hand, at office, this 30th day of July, 2018.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMM... 3
SEPTEMBER 16, 20...

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Vanessa Simpson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2018.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY