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WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$300,000.00**

Trudy N. Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P. C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce H. Jones	FIFTH THIRD MORTGAGE CO.	**155-16-A-74CO**
(NAME) **225 Trace Park Court West**	(NAME) 38 Fountain Square P1 MD: 1COM51	Davidson County DEEDWARR Recvd: 04/06/05 14:16 2 pgs Fees:13.00 Taxes:1110.00
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Cincinnati, OHIO 45202	20050406-0037985
(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, WE, **MICHAEL K. NOLLER AND WIFE, KIMBERLY K. NOLLER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRUCE H. JONES, UNMARRIED** , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 113 on the Plan of Traceside, Section Two, of record in Book 7900, page 980 and 981, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description

Being the same property conveyed to Michael K. Noller and wife, Kimberly K. Noller by deed from 2728 Holding Corporation, a Nevada Corporation f/k/a Centex Real Estate Corporation of record in Book 10354, page 990 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of Record in Book 9236, page 504; Book 9435, page 493 and Book 9677, page 675
By-Laws of Record in Book 9668, page 899
Charter of the Homeowner's Association of Record in Book 9668, page 894
The Plan of Record in Book 7900, page 981
Property Taxes for the current year

unimproved ☐

This is improved ☒ property, known as **225 Trace Park Court West, Nashville, TN 37221**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 31st day of March, 2005.

Michael K. Noller
By Trudy N. Clark, Attorney in Fact
Michael K. Noller
By: Trudy N. Clark, Attorney in Fact

Kimberly K. Noller
Kimberly K. Noller
By: Trudy N. Clark, Attorney in Fact

By Trudy N. Clark, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Trudy N. Clark with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney in Fact for the within named Michael K. Noller and wife, Kimberly K. Noller and being authorized to act on behalf of said persons, she executed the foregoing instrument as their free act and for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 31st day of March, 2005.

Commission expires: July 21, 2007



My Commission Expires JULY 21, 2007

Shannon Philbin Notary Public