THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Thomas K. Noe
503 Glenway Cove
Lebanon, TN 37087

MAP PARCEL NUMBERS
095-03-0-A 041.00 CO

Return to:
Jack Case Wilson Title Associates, LLC
125 River Rock Blvd, Ste B
Murfreesboro, TN 37128

Davidson County DEEDWARR
Recvd: 09/18/06 10:21 2 pgs
Fees:13.00 Taxes:275.87
20060918-0115013

WARRANTY DEED

THIS INDENTURE, made and entered into this 12th day of September, **2006**, by and between **Kathleen Travierso**, * party of the first part, and **Thomas K. Noe and Donna S. Noe, husband and wife**, party of the second part,

* also known as Kathleen M. Travierso, married

WITNESSETH: That for and in consideration of **$74,560.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 41 on the plan of Magnolia Square Condominiums, according to the Master Deed of record in Book 6685, page 253, in the Register's Office for Davidson County, Tennessee, and as shown on the Plan of Magnolia Square Condominiums appended as Exhibit "B" to the Master Deed of record in Book 6685, page 275, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

BEING the same property conveyed to Kathleen M. Travierso, married by deed from Ralph N. Taylor, Sr. and wife, Lula J. Taylor, Heirs at Law of Ralph Neil Taylor, Jr. (a/k/a Neil Taylor), deceased, of record in Book/Instrument No.200410040119031 Register's Office, Davidson County, Tennessee, dated 9-30-04 and recorded 10-4-04.

The above referenced property is also known as 2258 Lebanon Pike, Unit 41, Nashville, Tennessee, 37214.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plan 5200, page 702; By-Laws of record in Book/Instrument No. 6685, page 277; Master Deed of record in Book No. 6685, page 235, appended in Book No. 6685, page 275, with assignment and designation as successor declarant in Book No. 8145, page 401, and Book No. 10320, page 582; Charter of Magnolia Square Condominium HOA of record in Book/Instrument No. 6684, page 626, said Register's Office;
any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.
Upon oath, Kathleen Travierso warrants, covenants and certifies that the aforedescribed real property is not her homestead as defined by Statue.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Kathleen M Travierso
Kathleen Travierso
m.

STATE OF TENNESSEE, COUNTY OF Rutherford

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared ~~Kathleen Travierso~~ *to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

*Kathleen M. Travierso

WITNESS my hand and Notarial Seal at office this 12th day of September 2006.

My commission expires 8-16-09

Heather Lee
Notary Public

Heather Lee
State of Tennessee Notary Public
Rutherford Co

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$74,560.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Paige B. Mangeaé
Affiant

Subscribed and sworn to before me this 12th day of Sept., 2006

Heather Lee
Notary Public
My Commission Expires: 8-16-09

Heather Lee
State of Tennessee Notary Public
Rutherford Co

PROPERTY ADDRESS:
2258 Lebanon Pike
Nashville, TN 37214

Name and Address of New Owner:
Thomas K. Noe
503 Glenway Cove
Lebanon, TN 37087

Return To: M-0687
Jack Case Wilson Title Associates, LLC
125 River Rock Blvd.
Suite B
Murfreesboro, TN 37128