WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/16/07 11:32 2 pgs
Fees:13.00 Taxes:619.75
20070416-0045201

State of Tennessee)
County of Davidson)

07-03-042K

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th day of April, 2007

SUSAN B. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 5-24-08 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
DANIEL NOGA **CODI ELIZABETH NOGA**	America's Wholesale Lender	182-6-A
(NAME) 8300 Ramstone Way	(NAME) 750 Old Hickory Blvd. #180	271.00CD
(ADDRESS) Antioch, TN 37013	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **CYNTHIA A. DONNELL, AN UNMARRIED PERSON AND and VICTORIA A. ROUFS, A MARRIED PERSON**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DANIEL NOGA, AND WIFE CODI ELIZABETH NOGA, ~~Husband and wife~~**, hereinafter called the Grantee(s), 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 all of Lot No. 224, on the Final Plat of Old Hickory Hills, Phase Two - Section Four, as shown by plat appearing of record in Instrument No. 20041220-0151235 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to Cynthia Donnell, an unmarried person, and Victoria A. Roufs, a married person, from Greenvale Construction, LLC, a Tennessee Limited Liability Company of record in, Instrument No. 20051025-0128655, dated October 17, 2005, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of OLD HICKORY HILLS, of record in Instrument No. 20020116-0006750, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

JASON ROUFS, spouse of the above named **VICTORIA A ROUFS,** joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

BEING unimproved
Improved property known as: 8300 Ramstone Way, Antioch, TN, 37013.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 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 WHEREOF, our hands, this 13th day of April, 2007.

Cynthia A Donnell
CYNTHIA A. DONNELL

Victoria Roufs
VICTORIA ROUFS

JASON ROUFS

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 **CYNTHIA A. DONNELL, AN UNMARRIED PERSON AND and VICTORIA A. ROUFS, A MARRIED PERSON, and JASON ROUFS, a married person,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 13th day of April, 2007.

My Commission Expires: 5-24-08

Susan B Evans
Notary Public

