Davidson County DEEDWARR
Recvd: 04/20/07 11:42 3 pgs
Fees:18.00 Taxes:1317.20
20070420-0047396

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $356,000.00

Affiant

Subscribed and sworn to before me, this the 17th day of April, 2007.

Notary Public

My commission expires: 7-19-08

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
Windmill Title, LLC
201 Seaboard Ln, Ste. 102
Franklin, Tennessee 37067
(615) 771-3730

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cherrie C. Clark	SAME	104-11-T-200C0
2215 Portland Ave.		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Michael Bakewell Noble, an unmarried person

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cherrie C. Clark, an unmarried person

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. 2 on the Plan of Hamilton Townhouses of record in Instrument 200201100004032, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael Bakewell Noble by deeds from Hamilton Compay, LLC, a TN Limited Liability Company of record in Instrument 200208270103565., said Register's Office, dated August 22, 2002.

This conveyance is subject to all restrictions, easements and planning documents of record, and taxes for the year 2007 and subsequent years, a lien not yet due and payable.

This is improved (X) unimproved (____) property known as 2215 Portland Ave., Nashville, TN 37212.

104-11-T-200C0 is the parcel identification number assigned to the property by the county tax assessor's office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF April 17, 2007:

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Michael Bakewell Noble

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Michael Bakewell Noble, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 17th day of April, 2007.

Notary Public

My Commission Expires: 7-19-08

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is the attorney-in-fact for _____, and who further acknowledged that he/she executed the within instrument for the purposes therein contained by signing his/her name as the attorney-in-fact.

Witness my hand, at office, this the 17th day of April, 2007.

Notary Public

My Commission Expires:_____

20071147R

CERTIFICATION FOR NO INFORMATION REPORTING
ON THE SALE OR EXCHANGE OF A PRINCIPAL RESIDENCE

Date: April 17, 2007 File No.: 20071147R	Property: 2215 Portland Ave. Nashville, TN 37212
Buyer(s): Cherrie C. Clark	Seller(s): Michael Bakewell Noble

This information is necessary to determine whether the sale or exchange should be reported to the seller, and to the Internal Revenue Service on Form 1099-S, Proceeds From Real Estate Transactions. If the seller properly completes Parts 1 and Part III, and makes a "yes" response to assurances (1) through (4) in Part II, no information reporting to the seller or the IRS will be required for that seller. The term "seller" includes each owner of the residence that is sold or exchanged.

Part I. Seller(s) Information

a. Name: Michael Bakewell Noble

b. Address of residence being sold or exchanged:
2215 Portland Ave., Nashville, TN 37212

c. Sales Price: $ 356,000.00

Part II. Seller(s) Assurance

I certify that the following conditions are satisfied with respect to this sale or exchange (check "TRUE" or "FALSE" for assurances (1) through (4)):

X TRUE ___ FALSE (1) I owned and used the residence as my principal residence for periods aggregating 2 years or more during the 5 year period ending on the date of the sale or exchange of the residence,
X TRUE ___ FALSE (2) I have not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the residence (not taking into account any sale or exchange before May 6, 1997),
X TRUE ___ FALSE (3) No portion of the residence has been used for business or rental purposes by me (or my spouse if I am married) after May 6, 1997,
___ TRUE X FALSE (4) At least one of the following three statements applies:

The sale or exchange price is $250,000 or less,

OR

I am married, the sale or exchange price of the entire residence for $500,000 or less, and the gain on the sale or exchange of the entire residence is $250,000 or less,

OR

I am married, the sale or exchange is of the entire residence for $500,000 or less, and (a) I intend to file a joint return for the year of the sale or exchange, (b) my spouse also used the residence as his or her principal residence for periods aggregating 2 years or more during the 5-year period ending on the date of the sale or exchange of the residence, and (c) my spouse also has not sold or exchanged another principal residence during the 2-year period ending on the date of the sale or exchange of the residence (not taking into account any sale or exchange before May 7, 1997.

Part III. Seller(s) Certification

Under penalties of perjury, I certify that all the above information is true as of the end of the day of the sale or exchange.

Michael Bakewell Noble
Michael Bakewell Noble

[redacted]1778
SSN or EIN

1600 Division Street, Suite 700
Nashville, TN 37203
FORWARDING ADDRESS

(615) 252-2391
TELEPHONE NUMBER

SSN or EIN

FORWARDING ADDRESS

TELEPHONE NUMBER