File No. 271000182

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/05/07 10:46 2 pg
Fees:13.00 Taxes:758.50
20071105-0130128

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Gina Canaday
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) My Commission Expires November 22, 2010

DANIELLE GRIGG STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellen Ivey	~~Ellen Ivey~~ MORTGAGE IT	117150A01200CO
(NAME)	(NAME)	
1900 Richard Jones Rd., X-12	~~1900 Richard Jones Rd., X-12~~ 33 MAIDEN LANE, 6TH FLOOR	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	~~Nashville, TN 37215~~ NEW YORK, NY 10038	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ACKNOWLEDGED, WE, Christopher D. Noes and Rebeka F. Noes, husband and wife, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ellen Ivey, HEREINAFTER CALLED THE GRANTEE(S), HER 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 Parcel No. 12, being Unit No. TH-C-4, in a Horizontal Property Regime on the Plan of Green Hills Terrace, of record in Book 5200, Page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of such unit.

Being the same property conveyed to Christopher D. Noes and Rebeka F. Noes, husband and wife by Warranty Deed from Tiffany Kate Birch of record in Instrument No. 20061018-0129196, Register's Office for Davidson County, Tennessee dated September 26, 2006.

Subject to all matters as set forth per Plat Book 5200, Page 64, Register's Office of said County.

Master Deed of record in Book 5304, Page 745, amended in Book 7841, Page 557, said Register's Office.

By Laws of record in Book 5304, Page 745, amended in Book 9830, Page 181, said Register's Office.

Easements of record in Book 4320, Page 896 and Book 3879, Page 569, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1900 Richard Jones Road X-12, Nashville, TN 37215
(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 GRANTEE(S), HER 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 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 GRANTEE(S), HER 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 this 18th day of October, 2007.

Christopher D. Noes

Christopher D. Noes

Rebeka F. Noes

Rebeka F. Noes

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Christopher D. Noes and Rebeka F. Noes, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 10/18/2007.

Witness my hand at office this 18th day of October, 2007.

Commission expires:

Notary Public

File Number: 271000182

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2008