Davidson County DEEDWARR
Recvd: 08/12/08 11:35 4 pgs
Fees:23.00 Taxes:695.23
20080812-0082888

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 4th day of August, 2008, by and between MARK A. NACCARATO and ROSE M. NACCARATO, HUSBAND AND WIFE, hereinafter called Grantors, and BROOKLYN M. NOEL, AN UNMARRIED WOMAN, and JONATHAN W. LOWERY, AN UNMARRIED MAN, hereinafter called Grantees.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, MARK A. NACCARATO and ROSE M. NACCARATO, HUSBAND AND WIFE, as Grantors, do hereby bargain, sell, transfer and convey unto BROOKLYN M. NOEL, AN UNMARRIED WOMAN, and JONATHAN W. LOWERY, AN UNMARRIED MAN, hereinafter referred to as Grantees, their successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 5007 WEST DURRETT DRIVE, NASHVILLE, TENNESSEE 37211.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantees that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of the Grantors on this the day and year first above written.

SELLER(S):

MARK A. NACCARATO

ROSE M. NACCARATO

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, MARK A. NACCARATO and ROSE M. NACCARATO, HUSBAND AND WIFE, the within named bargainor(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 Nashville **, Tennessee, on this the** 4th **day of August, 2008.**

Denise C. Allis
Notary Public

DENISE C. ALLIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: ~~MY COMMISSION EXPIRES~~ May 08, 2012

Name and Address of Property Owner:

BROOKLYN M. NOEL and JONATHAN W. LOWERY
5007 W. Durrett Dr.
Nashville, TN 37211

Property Address:

5007 WEST DURRETT DRIVE, NASHVILLE, TENNESSEE 37211

Person Responsible for Taxes:

Bank of America
19 Research Park Ct.
St. Charles, MO 63304

Map & Parcel #: MAP 147.10, PARCEL 52.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE :
COUNTY OF Davidson **:**

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$187900.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 4th day of **August, 2008.**

Daphne M. Davis
Notary Public

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-14-2009

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
101 ELMORE AVENUE
MADISON, TN 37115

08-8172

EXHIBIT 'A'

Being Lot No. 297 on the plan of Caldwell Country Estates, Section 5, of record in Plan Book 3300, page 16, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to MARK A. NACCARATO and ROSE M. NACCARATO, HUSBAND AND WIFE, by Warranty Deed from JAMES C. RIPPY, JR., AND LINDA K. RIPPY, of record in INSTRUMENT NO. 20030609-0079025, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2008 and subsequent years, A LIEN, not yet due and payable (MAP 147.10, PARCEL 52.00).
2. All matters as set forth on the Plan of Caldwell Country Estates, Seciton Five, of record in Plat Book 3300, page 16, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Restrictions of record in Book 3279, page 556, Register's Office for DAVIDSON County, Tennessee.

I, Daphne M. Davis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Daphne M Davis

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Daphne M. Davis, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Maison

Notary's Signature



My commission expires: 4-15-2012

(Seal)