File No. 290500794

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090044417 DEEDWARR
Recvd: 07/02/09 08:58 2 pgs
Fees:13.00 Taxes:989.47
20090702-0061623

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,425.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 3-10-12

(AFFIX SEAL)

RENEE THORNE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Ray	New owner	098-05-0-003.00
(NAME)	(NAME)	
6020 Port Jamaica Dr.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **Michael E. Noblit and wife, Joy R. Noblit,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **John Ray and wife, Arjana Ray,** hereinafter called the grantee(s), THIER heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 120 on the Plan of SECTION THREE, LAKE PARK, as shown by plat of record in Plat Book 4660, Page 90, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael E. Noblit and wife, Joy R. Noblit by Warranty Deed from Johnnie Arrowood and wife, Judith P. Arrowood, Trustees U/A/D May 12, 1998 of the Arrowood Joint Revocable Living Trust Agreement and any Successors in Trust and any amendments thereto, filed for record in Instrument No. 20040609-0068308, Register's Office for said County.

This conveyance is subject to all matters as set forth on the plat of record in Plat Book 4660, Page 90, Register's Office of said County.

Restrictive Covenants of record in Book 4787, Page 510, Register's Office of said County.

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 6020 Port Jamaica Dr., Hermitage, TN 37076
(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), THIER 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), THIER 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 23rd day of June, 2009.

Michael E. Noblit

Joy R. Noblit, by Michael E. Noblit, her Attorney-in-Fact attorney in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Michael E. Noblit the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 23rd day of June, 2009.

Commission expires: June 20 2011

Notary Public

MICHELLE LEE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Michael E. Noblit with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is, pursuant to Power of Attorney of record in Instrument No. 20090702-0081622a Registers Office for Davidson County, the **Attorney-in-Fact** of Joy R. Noblit (herein called the "**Maker**"), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 23rd day of June, 2009.

My Commission Expires:. June 20, 2011

, Notary Public.

MICHELLE LEE REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File Number: 290500794
RETURN TO:
Cumberland Title
1604 Westgate Circle, Suite 3
Brentwood, TN 37027