WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$407,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly N. Vinson	**SunTrust Mortgage, Inc.**	**105-13-399**
(NAME)	(NAME)	
845 Glen Avenue	**401 Commerce St. Suite 6100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Nashville, TN 37219**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Donald William Noes II**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kimberly N. Vinson, unmarried**, HEREINAFTER CALLED THE GRANTEES, 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 the westerly 75 feet of Lot No. 94 on the Map of Waverly Place, of record in Book 57, page 95, Register's Office for said County.

SAID part of Lot No. 94 fronts 75.0 feet on the southerly margin of Glen Avenue and extends back between parallel lines 200.0 feet to an alley.

Being the same property conveyed to Donald W. Noes, II and wife, Angela M. Noes by deed from Wade T. Green (AKA Wade E. Green and wife, Sandra Green of record in Instrument No. 20071121-0136534 said Register's Office and further conveyed to Donald William Noes, II by Final Decree from Angela Marie Noes of record in Instrument No. 20090630-0061067 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **845 Glen Avenue, Nashville, TN 37204**

(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 GRANTEES, their heirs 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 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 hand this 17th day of July, 2009.

Donald William Noes II

BILL GARRETT, Davidson County
Trans:T20090049401 DEEDWARR
Recvd: 07/22/09 10:30 2 pgs
Fees:13.00 Taxes:1505.90

20090722-0068687

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 Donald William Noes II, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17TH DAY OF JULY, 2009.

Commission expires: 7-5-11

Notary Public

SHANNON FULTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212