WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090086734 DEEDWARR
Recvd: 12/28/09 13:34 2 pgs
Fees:13.00 Taxes:443.63
20091228-0117301

RN TO:

STATE OF ~~TENNESSEE~~ South Carolina
COUNTY OF Richland

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2009.

Notary Public

My Commission Expires December 27, 2010

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOYCE C. HICKS NOTARY PUBLIC SOUTH CAROLINA

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donnie W. Noes II	Bank of America, NA	119140238000
(NAME)	(NAME)	
231 Morton Avenue	3011 Armory Dr. Ste 120	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville TN 37204	
(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, Saunders Company of North Florida, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donnie W. Noes II, 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 Lot No. 45, as shown on the Map entitled William Lee Subdivision of the Roth hereby made for a more complete and accurate legal description.

Being the same property conveyed to Saunders Company of North Florida, by Warranty Deed dated May 5, 2004 from Pluto Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20040518-0058063, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 231 Morton Avenue, Nashville, TN 37211

(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 22nd day of December, 2009.

Zaraida Crawford

Joyce C. Hicks

Saunders Company of North Florida, Inc.

By: D

Rachel Saunders Dampier

Printed Name and Title Vice President

STATE OF South Carolina

COUNTY OF Richland

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rachel Saunders Dampier with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President of Saunders Company of North Florida and that he/she as such Vice President of Saunders Company of North Florida executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Richland County South Carolina this 22nd day of December, 2009.

Commission expires:

Joyce C. Hicks

Notary Public

My Commission Expires December 27, 2010

Zaraida Crawford

Witness

Zaraida Crawford

JOYCE C. HICKS NOTARY PUBLIC SOUTH CAROLINA