BILL GARRETT, Davidson County
Trans:T20100023666 DEEDWARR
Recvd: 04/21/10 11:25 1 pgs
Fees:13.00 Taxes:547.60

20100421-0030114

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $148,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9th DAY OF April, 2010.

NOTARY PUBLIC

My Commission expires: 01/07/2013

THIS INSTRUMENT PREPARED BY
GREENVUE TITLE & ESCROW, LLC 2207 CRESTMOOR ROAD, SUITE 101, NASHVILLE, TN 37215

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Bryan A. Noel	OWNER	08302004000
(NAME)	(NAME)	
1419 Greenwood Ave.		
Nashville, TN 37206		(CITY)
(STATE) (ZIP) (CITY)	(STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cynthia G. Davis** hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **Bryan A. Noel**, unmarried hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, located in Davidson, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly 52.0 feet of the easterly 93.0 feet of Lot no. 3 on the Plan of H.M. Doak's Subdivision, as of record in Book 332, Page 22, Register's Office for Davidson, Tennessee, , Register's Office for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 52.0 feet on the northerly side of Greenwood Avenue and runs back between parallel lines 200.0 feet to an alley.

Being the same property conveyed to Cynthia G. Davis by deed from Judith C. Lancaster, unmarried of record in Instrument No. 20010926-0104231, Register's Office for Davidson County, Tennessee

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

Taxes for the year 2010 and subsequent years, a lien not yet due and payable

This is improved property known as **1419 Greenwood Avenue, Nashville, TN 37206**

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, forever. We covenant with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 9th day of April , 2010.

Cynthia G. Davis

STATE OF Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Cynthia G. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence),and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 9th day of April, 2010.

My Commission expires: 11-21-10

Notary Public

JENNY AVERHOFF
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY